

PLANNING COMMITTEE

27 October 2021 at 2.00 pm

Present: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Charles, Coster, Edwards, Goodheart, Kelly, Thurston and Tilbrook

The following Members were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Kelly – Minute 403 (Part); Councillor Goodheart – Minute 405 to Minute 409; Councillor Thurston – Minute 408 to Minutes 409.

Councillor Elkins was also in attendance for all or part of the meeting.

399. DECLARATIONS OF INTEREST

Councillor Charles declared a Personal Interest as a Member of West Sussex County Council.

400. MINUTES

The Minutes of the meeting held on 8 September 2021 were approved by the Committee and signed by the Chair.

401. ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

The Chair confirmed that there were no urgent items.

402. WA/63/21/PL - LAND EAST OF TYE LANE, WALBERTON BN18 0LU

6 Public Speakers

Cllr Andrew Vawer – Walberton Parish Council, read by Suzanne Clarke

Suzanne Clarke – Objector

Peter Brown – Objector

Nathan Stevenson – Applicant

Chris Barker – Agent

Cllr Grant Roberts – Arun District Council Ward Member

Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

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The Chair welcomed Stephen Gee from West Sussex County Council and David Bowie and Andrew Jackson from National Highways to the meeting. The Principal Planning Officer presented the report with updates. This was followed by 6 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- the status of the developer's letter of assurance from National Highways and the legal weight of this, and whether actions could and should be taken to make such assurances legally binding
- the legal advice sought by Walberton Parish Council and whether there had been any updates
- the A27 Arundel bypass and related matters – a lack of planning from the developer, commercial decisions around selling the houses without the alternative access, the need to resolve the issue of the route before the application could be decided, the proposed grey route making the proposed access worthless
- developers' responsibility for the 5-year land supply by not building out
- a need for more facts before a decision could be made and whether therefore there was the case for a deferral, the amount of time this course of action could add to the process
- uncertainty over what planning regulations could be refused if the Committee was so minded
- the suitability of Tye Lane for a development of this scale
- scepticism of the traffic numbers provided in the report
- the lack of a Road Safety Audit to cover the entire area impacted, especially given the number of houses in the development and the potential number of cars, and its availability to Members to make a decision
- traffic effects to the Conservation Area going through Walberton village
- the proposed emergency access going through an orchard and public open space
- dissatisfaction with the planning application in general
- sympathy for the residents of Walberton, who were already traumatised by the Arundel bypass proposals

The Committee

RESOLVED

That the application be DEFERRED pending an Officer's report that addressed Members' concerns on the following issues:

- a) traffic movements at the junction of Tye Lane and The Street
- b) traffic movements through the village centre along The Street
- c) confirmation that the reduction in the width of Tye Lane to accommodate the pavement would not impair the free flow of traffic

403. A/26/21/RES - LAND WEST OF BROOK LANE AND SOUTH OF A259, ANGMERING BN16 3JL

Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No, residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

The Principal Planning Officer presented the report with updates.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- the style of the proposal, particularly for a rest home and whether the harshness of the design would enhance people's lives
- the need for greener energy solutions, solar panels etc, the lack of energy saving conditions in the approval and whether the opportunity was missed to impose relevant conditions at the Outline approval stage
- more of a town house design less suitable for a more rural site
- the ecological plan referred to in the report
- whether this site was unsustainable for development
- not enough disabled parking at the care home, or across the entire development, and whether the overall number of parking bays should be reduced to widen some
- support for the mixture of housing, but concerns for the concentration of social housing and whether it would be better to spread it more evenly throughout the development
- concerns over drainage facilitation on the site
- whether the development would be fitted to mains water or whether tankage would be used
- the narrowness of the roads, which has the effect of making the development overbearing, and whether the Planning Authority should be allowing this here and in other applications
- the conditions on materials and whether the materials could be reviewed
- connectivity of the site, in particular for pedestrians, cyclists and wheelchair users
- whether the location between a rail line and a dual carriageway was appropriate for the residents that would be living at the care home
- the height of acoustic fencing
- the Human Rights Act and Equality Act, and the lack of information on the impacts of the development in the report

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The Committee

RESOLVED

That the Planning Committee delegate the decision to the Group Head of Planning (in consultation with the Chair and Vice-Chair) once the consultation period with West Sussex County Council Highways and Public Right of Ways sections has expired.

404. Y/49/21/RES - LAND EAST OF DROVE LANE, YAPTON BN18 0ES

2 Public Speakers

Jessica Sparkes – Supporter

Cllr Amanda Worne – Arun District Council Ward Member

Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings overing landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the settling of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & effects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

The Principal Planning Officer presented the report with updates. This was followed by 2 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- the holding objection from the Council's drainage engineers
- the lack of bungalows in the application
- excavation to the former Canal Bridge
- the need for the development to be sympathetic to its rural setting and minimise the damage to hedgerows
- whether the development would be connected to mains sewers
- the width of roads, in particular the secondary and minor roads
- the Conservation Officer's objection to the design of properties fronting the conservation area
- whether the development would be making a contribution to the proposed Active Travel Route to Barnham
- the use of a rendered finish which can deteriorate quickly and have a negative visual impact
- the importance of the historic location, whether it could be incorporated into the canal walk from Chichester to Arundel and the possibility of creating a historical destination point

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions as detailed.

405. P/49/21/RES - LAND NORTH OF SEFTER ROAD AND 80 ROSE GREEN ROAD, PAGHAM

[Councillor Goodheart left the meeting at the beginning of this item.]

6 Public Speakers

Cllr Janet Rufey – Aldwick Parish Council

Cllr Peter Atkins – Pagham Parish Council

Stephen Cox-Rusbridge – Objector

Lynn Pack – Applicant

Hardeep Hunjan – Agent

Cllr David Huntley – Arun District Council Ward Member

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

The Strategic Development Team Leader presented the report with updates. This was followed by 6 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- whether the report suggested tankerage would be used until Southern Water had made sufficient improvements to the public sewer system, and a lack of conditions on timescales for these works
- the issue of road widths
- flooding being a significant issue in the area, concerns over off-site discharge and the inability of SUDS to deal with the current green field run-off rate
- the proposed pedestrian and cyclist pathways and shared pathways no longer deemed the best option as conflict could occur between users

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The Committee

RESOLVED

That the application for reserved matters and the design code masterplan be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions as detailed.

406. BN/18/21/RES - GTR LAND EAST OF FONTWELL AVENUE, ARUNDEL ROAD, ARUNDEL BN18 0SB

1 Public Speaker

Andrew Titmus - Objector

5000 sq m of light industrial floor space (Class B1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development.

The Principal Planning Officer presented the report. This was followed by 1 Public Speaker.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- frustration when applications return with changes after a previous approval
- concerns over the increase in size from that in the previously approved application
- the development being more industrial in look and unsympathetic to the area, and unpleasant for neighbouring residents to live next to

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report subject to the conditions as detailed.

407. FG/90/21/HH - 1 SEA DRIVE, FERRING BN12 5HD

6 Public Speakers

Cllr Stephen Abbott – Ferring Parish Council

Sally Henderson - Objector

Ed Miller - Objector

Michael Austin - Agent

Katy Levett – Supporter

Cllr Roger Elkins - Arun District Council Ward Member

Erection of addition of second floor, part single, part two storey extension and wrap around terrace.

The Planning Area Team Leader presented the report with updates. This was followed by 6 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- concerns of overlooking
- the placement of balconies, the height of any glazing and whether this should be up to head height and obscured glass, but concerns that this would negate having a balcony in the first place
- the design being reminiscent of other properties in Ferring
- support for the appearance of the design, but whether it could be softened
- the issue of the location and whether the design is the most appropriate for its setting in a prominent position on a strategic gap
- concerns over a third storey, but no overall increase in roof height
- the design not reflecting the characteristics of the local site and area, and being in conflict with policies in the Local Plan, Design Guide and NPPF
- the impact on the host dwelling
- the impact on neighbours
- recognition to not stop rebuilds when necessary
- appreciation for the modern design and a desire to encourage more in the area
- the weight of a previously approved application, and any implications for an appeal, with the only difference being a two rather than three-storey building
- whether architects could begin to think about how to work with the existing houses in the area more and create designs more sympathetic to the surroundings

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions as detailed.

408. FG/114/21/HH - 23 SOUTH DRIVE, FERRING BN12 5QU

[Councillor Thurston left the meeting at the beginning of this item.]

4 Public Speakers

Cllr Stephen Abbott – Ferring Parish Council

Ed Miller - Objector

Chris Barker – Supporter

Cllr Roger Elkins - Arun District Council Ward Member

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Extensions and internal and external remodelling of existing dwelling to create a 4no. bedroom dwelling with double garage including single storey rear extension, replacement and reformation of roof to create second floor accommodation with rear balcony, associated landscaping.

The Planning Area Team Leader presented the report with updates. This was followed by 4 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- the application bearing in conflict with the Local Plan and Design Guide
- similarity to other properties but still only a minority in the area
- what development could be done under Permitted Development
- its position on the plot and how the house related to the street scene
- the street scene having already changed with other developments
- issues of consistency and the precedent of having approved similar designs
- the size of neighbouring properties and extensions

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions as detailed.

409. APPEALS

After clarification of dates relating to BN/142/20/OUT and its Public Inquiry (which had been postponed to November due to staff sickness), the Committee noted the Appeals list.

(The meeting concluded at 6.58 pm)