

PLANNING COMMITTEE

5 January 2022 at 2.00 pm

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

Apologies: Councillor Charles

543. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

544. MINUTES

The Minutes of the Special meeting held on 15 December 2021 were approved by the Committee and signed by the Chair.

545. 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.

546. LU/315/21/PL - 12 CORNWALL ROAD, LITTLEHAMPTON BN17 6EE

Change of use from (C3) Dwelling house to 7 bed House in Multiple Occupation (Sui Generis) including the demolition of the existing garage and erection of single storey side extension (resubmission following LU/240/21/PL). This site is in CIL Zone 4 and is CIL Liable as a House in Multiple Occupation.

The Planning Area Team Leader 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 electric vehicle charging standards for new residential development, and whether this development should have been considered new residential development (rather than change of use) with a condition for more charging points
- the relationship between HMOs and housing land supply, and whether the 7 units of this development translated to 7 houses, 1 house or a percentage of houses in the housing land supply
- the electric vehicle charging standards given that the Council had declared a climate emergency
- the need to future-proof development with regards electric vehicle charging points, especially as the upfront costs of electric car ownership reduce over time, and whether more charging points being made available would encourage greater uptake of electric vehicles sooner

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- whether the concerns around parking demonstrated that this application was overdevelopment
- Members' disappointment that work had begun onsite before planning approval had been given and that the application was in part retrospective
- concerns over the removal of a number of trees from the site and the impact to the quality of life for residents, though appreciation that non-protected trees could have been removed if the property remained a private residence
- the need for HMOs as an affordable place to live in the town
- the electricity infrastructure improvements needed across the District and nationally once a critical number of charging points were installed
- whether there were material planning considerations to refuse the application
- whether there was sufficient vehicle manoeuvring space onsite
- concerns over the size of the amenity space proposed
- recognition of the work done by Officers to work with the developers on the re-submission
- determining the allocation of the parking space with the electric vehicle charging point, considering the placement of windows and proximity to car parking and associated noise and fumes

The Committee

RESOLVED

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

547. P/147/21/RES - LAND ADJACENT TO SEFTER SCHOOL HOUSE, SEFTER ROAD, BOGNOR REGIS PO21 5EE

1 Public Speaker

Cllr June Hamilton, on behalf of Pagham Parish Council

Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.

The Planning Area Team Leader 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:

- concerns over elements of the scheme's design and layout
- the size and limits imposed by the stream of some of the gardens of what could be family homes and how that might lead children to play in the wildflower area adjacent to Sefter Road

- the riparian responsibility of each new property and the practical implications of maintenance having divided the responsibility between 6 households
- the importance of maintaining a significant waterway that took a large amount of discharge from other developments in area
- concerns over pollution getting into the stream and the potentially significant environmental consequences of this

The Committee

RESOLVED

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

548. APPEALS

The Committee noted the Appeals list.

(The meeting concluded at 2.57pm)