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Committee Manager – Jane Fulton (Ext 37611)

14 April 2022

## PLANNING COMMITTEE

A meeting of the Planning Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 27 April 2022 at 2.00 pm** and you are requested to attend.

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

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Speaking physically at the Planning Committee, they are to enter the Civic Centre via the front reception and then make their way up to the Council Chamber on the second floor and take a seat in the Public Gallery [the Blue Room].
2. Although Covid-19 restrictions have now eased, it is still *recommended* that all those attending take a lateral flow test prior to the meeting.
3. Those attending the meeting will *not* be required to wear a face covering. Masks will be made available at the meeting for those who may wish to wear one.
4. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms.

**PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE**

**PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE COUNCIL'S PLANNING RECEPTION AT THE CIVIC CENTRE AND/OR ON LINE AT [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)<<http://www.arun.gov.uk/planning>>**

## AGENDA

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

Members and Officers are reminded to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent.

Members and officer should make their declaration by stating:

- a) the application they have the interest in
- b) whether it is a pecuniary, personal and/or prejudicial
- c) the nature of the interest
- d) if it is a prejudicial or pecuniary interest, whether they will be exercising their right to speak to the application

3. **VOTING PROCEDURES**

Members and Officers are reminded that voting at this Committee will operate in accordance with the Committee Process as set out in the Council's adopted Planning Local Code of Conduct for Members and Officers at Part 8 of the Constitution. A copy of the Planning Local Code of Conduct can be obtained from Planning Services' Reception and is available for inspection in the Members' Room.

4. **MINUTES**

(Pages 1 - 12)

To approve as a correct record the Minutes of the meeting held on 2 March 2022 as attached.

5. **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**

**DEFERRED ITEMS**

6. **PREVIOUSLY DEFERRED ITEM F/4/20/OUT LAND AT FORD AIRFIELD, FORD**

(Pages 13 - 82)

7. **PREVIOUSLY DEFERRED ITEM F/5/20PL FORD AIRFIELD MARKET, FORD BN18 0FL**

(Pages 83 - 106)

## **PLANNING APPLICATIONS**

- |     |  |                   |
|-----|--|-------------------|
| 8.  | <b>Y/127/21/RES LAND AT BILSHAM ROAD, YAPTON</b>                       | (Pages 107 - 124) |
| 9.  | <b>AL/87/21/PL OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS PO22 9FJ</b> | (Pages 125 - 156) |
| 10. | <b>AL/107/21/PL WOODGATE CENTRE, OAK TREE LANE, WOODGATE PO20 3GU</b>  | (Pages 157 - 208) |
| 11. | <b>A/248/21/PL LAND NORTH OF WATER LANE, ANGMERING</b>                 | (Pages 209 - 228) |

## **TREE APPLICATIONS**

There are no applications for this meeting.

## **PLANNING APPEALS**

There are no Appeals for presenting to this meeting.

- |     |                                       |                   |
|-----|---------------------------------------|-------------------|
| 12. | <b>REPORT ON SECTION 106 SPENDING</b> | (Pages 229 - 232) |
|-----|---------------------------------------|-------------------|

This report presents a summary of some Section 106 funds that have been received by the council in accordance with planning permissions which require the funds to be spent on specific purposes or to be returned to the developer.

The council intends to discharge the obligation by transfer of the funds to third parties not beneficiaries under the Deeds.

This report requests authorisation to enter into Deeds of Agreement with the relevant third parties and formally transfer the responsibility for discharging the obligations under the Section 106 Deeds.

## **OFFICER REPORT UPDATES**

Will be circulated at the meeting.

## **BACKGROUND PAPERS**

In the case of each report relating to a planning application, or related matter, the background papers are contained in the planning application file. Such files are available for inspection/discussion with officers by arrangement prior to the meeting.

Members and the public are reminded that the plans printed in the Agenda are purely for the purpose of locating the site and do not form part of the application submitted.

Contact Officers :

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Note: Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note: Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Note: Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link - Development Control [Webcast Page](#)