

PLANNING COMMITTEE

21 July 2021 at 2.00 pm

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

131. WELCOME

The Chair opened the meeting and welcomed Members of the Committee, the Public and Press, other Members and Officers participating in this meeting of the Planning Committee, noting that it was the first in person since the easing of restrictions.

132. APOLOGIES FOR ABSENCE

An Apology for Absence had been received from Councillor Edwards.

133. DECLARATIONS OF INTEREST

Councillor Bower declared a Personal Interest in Agenda Item 6 as a resident on the same estate as the application and as a Member of the Residents' Association. The Interest was Personal due to the distance from his residence to the application site but confirmed that he would abstain during the vote.

134. MINUTES

The Minutes of the meeting held on 26 May 2021 were approved by the Committee.

135. 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 under the new Constitution adopted in May 2021, the Planning Protocol at Part 8, Section 3, Paragraph 11 detailed the procedure for Public Speaking at Planning Committees, in particular paragraphs 11.4 and 11.5 which make it clear that there is a time limit of 3 minutes for each group of speakers (namely Ward Councillors, Parish Councils, objectors, applicants/agents or supporters) and not as previously where the time limit was 3 minutes for each speaker. He explained that unfortunately this had not been relayed to the Public Speakers who have registered to speak at this meeting and their expectation was that they would each have 3 minutes to speak. He confirmed he was using his discretion as Chair to allow those who had registered to speak at this meeting to each have 3 minutes.

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The Chair also confirmed that the running order of the meeting would vary from that of the published agenda due to the Covid-19/Health and Safety restrictions in place at this meeting, and the new running order would be as follows [published agenda item numbers in brackets]:

6. AB/135/20/OUT [Item 8]
7. AL/28/21/PL [Item 9]
8. CM/16/21/PL [Item 11]
9. CM/18/21/PL [Item 12]
10. M/47/21/HH [Item 13]
11. P/38/21/PL [Item 14]
12. BR/85/21/HH [Item 10]
13. EP/16/21/PL [Item 6]
14. Appeals [Item 17]
15. FG/19/21/PL [Item 7]
16. Planning Review - Update Report and Future [Item 18]

P/50/21/PL [Item 15] and P/57/21/PL [Item 16] had been withdrawn ahead of the meeting.

The Group Head of Planning confirmed that an updated version of the National Planning Policy Framework (NPPF) had been published since many of the application reports had been written and would, under delegated authority, amend as necessary any paragraph numbering in decisions to applicants.

136. AB/135/20/OUT - LAND AT FORD ROAD, ARUNDEL

5 Public Speakers

Cllr James Stuart – Arundel Town Council  
Alison Wilkinson – Objector  
Andrew Scrimgeour – Objector  
Guy Dixon – Agent  
Darrell Gale – Supporter

Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land allocated for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

The Strategic Development Team Leader presented her report with updates. This was followed by 5 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised including the need for housing and affordable housing in particular, the use of a green field site, the lack of mitigation for traffic in an area already experiencing traffic issues, the conflict applications can create between parishes if traffic is increased in surrounding settlements, the need for a linked up planning transport strategy, the speed limit of surrounding roads, the difficulties of approving

outline planning before knowing more of the detail provided at the Reserved Matters stage of the planning process, part of the application site being outside of both the Neighbourhood Plan and Local Plan, the need for improved public transport, concerns over parts of the site being in flooding zones and being mindful of heritage issues as mentioned in the NPPF.

The Strategic Development Team Leader provided Members with answers to all points raised during the debate.

The Committee

RESOLVED

That the Planning Committee delegate to the Group Head of Planning (in consultation with the Chair and the Vice Chair) authority to authorise the execution and completion of the Section 106 Agreement and grant planning permission subject to conditions and the Section 106 Agreement.

137. AL/28/21/PL - THE GRANGE, WESTERGATE STREET, WESTERGATE PO20 3SQ

1 Public Speaker

Kerry Simmons - Agent

Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

The Planning Team Leader presented his report with updates. 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 including the impact on a bat foraging area and whether complacency with development could lead to their disappearance from the area, the design being boring but an improvement on the current site and the removal of trees with Tree Preservation Orders.

The Planning Team Leader provided Members with answers to all points raised during the debate.

The Committee

RESOLVED

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

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138. CM/16/21/PL - BAIRDS FARM SHOP GARDEN CENTRE, CROOKTHORN LANE, CLIMPING BN17 5SN

5 Public Speakers

Cllr Colin Humphris – Climping Parish Council

Tracy Villa – Objector

Wendy Robinson – Objector

Cllr Amanda Worne – ADC Ward Member, but speaking in capacity as Climping Parish Council Councillor

Brad Hanson – Applicant

Convert existing on site storage to picnic area with fast food Café. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.

The Group Head of Planning presented his report. This was followed by 5 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised including the aesthetics of shipping containers in a rural setting, the increase in traffic on the A259 and into the site, whether a traffic flow management plan was required, improvements to the A259 discussed at Planning Policy Committee and issues of compatibility with this application, the extent that this business would remain 'small scale' and how that was defined, impacts to the heritage of the area and nearby property, lack of disabled parking, concerns over setting a precedent for drive-thru's, repurposed shipping containers being new to this area but used in other parts of the country, the containers as an example of a contemporary way of recycling, the popularity of the business and whether a larger site elsewhere would be more suitable and questions over signage.

The Group Head of Planning provided members with answers to all points raised during the debate.

The Committee

RESOLVED

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

139. CM/18/21/PL - LAND ADJACENT TO MISTLETOE FARM, HORSEMERE GREEN LANE, CLIMPING BN17 5QZ

1 Public Speaker

Cllr Colin Humphris – Climping Parish Council

Erection of 1 No. 3 bed dwelling. This application is within CIL Zone 3 and is CIL liable as new dwelling.

The Group Head of Planning presented his 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 including Horsemere Green Lane being inadequate for the increase in traffic levels, the lack of a footpath contribution in the application and whether there would be a new access required.

The Group Head of Planning provided Members with answers to all points raised during the debate.

The Committee

RESOLVED

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

140. M/47/21/HH - 22 TUDOR CLOSE, MIDDLETON-ON-SEA PO22 6DN

3 Public Speakers

Andrea Coleman – Objector

Francesca Lester – Applicant

Chris Moore – Agent

Removal of existing roof structure, new first floor accommodation and pitched roof above and replacement rear two storey extension and new front porch extension.

The Planning Team Leader presented his report with updates. This was followed by 3 Public Speakers.

The Committee

RESOLVED

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

141. P/38/21/PL - LITTLE SEFTER FARM, PAGHAM ROAD, PAGHAM

2 Public Speakers

Cllr Peter Atkins – Pagham Parish Council

Julian Marks – Applicant

Extension to existing agricultural barn. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

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The Planning Team Leader presented his report. This was followed by 2 Public Speakers.

The Committee

RESOLVED

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

142. BR/85/21/HH - 12 CAVENDISH ROAD, BOGNOR REGIS PO21 2JW

1 Public Speaker

Paul Smith – Applicant

Proposed flat roof balcony and open framed and top glazed veranda unit.

The Planning Team Leader presented his 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 including issues with privacy and whether conditions could be included to limit this, the materials used in the sound barrier and its aesthetics, and issues of noise and whether action can be taken retrospectively if issues did arise.

The Planning Team Leader provided Members with answers to all points raised during the debate.

The Committee

RESOLVED

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

143. FG/19/21/PL - FIRST FLOOR FLAT, 60 FERRING STREET, FERRING BN12 5JP

1 Public Speaker

Mrs Myall - Agent

Change of use of flat above restaurant to a bar. This site is in CIL Zone 4 (Zero Rated) as other development

The Planning Team Leader presented his report. This was followed by a Public Speaker.

The Committee

RESOLVED

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

144. APPEALS

The Group Head of Planning introduced the list of Appeals, noting an appeal against P/1/21/PL had been dismissed and an award of costs was made in favour of the Council as the Inspector concluded the proposal had no prospect of success, and that an appeal against FG/123/20/PL had been allowed.

The committee noted the Appeals list.

145. EP/16/21/PL - LAND EAST OF 1 THE WAY, EAST PRESTON BN16 1QJ

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

*[Councillor Bower redeclared at the beginning of this item his Personal Interest made at the start of the meeting.]*

4 Public Speakers

Cllr Christine Bowman – East Preston Parish Council

David Sawers – Objector

David Smith – Objector

Dominic Lynch - Applicant

Replacement garage. This site is in CIL Zone 4 (Zero Rated) as other development.

The Planning Team Leader presented his 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 including the proximity to the road and the drainage ditch, the proposed materials which were not replacing like with like and whether they were out of keeping with the existing street scene, whether this was a replacement garage or a new building on the site of a garage, issues of height and increased size, the width of the road, vehicular access to the garage and the need for a site visit.

It was proposed and seconded that a site visit was necessary to answer questions over vehicular access.

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The Committee

RESOLVED

That the application be deferred depending a site visit by Committee Members to consider vehicular access.

146. PLANNING REVIEW - UPDATE REPORT AND FUTURE ACTIONS

*[Councillors Blanchard-Cooper and Goodheart left the meeting at the beginning of this item.]*

Upon the invitation of the Chair, the Chief Executive presented his report to the Committee. He explained that this planning review was commissioned in late 2019 following a series of difficult Development Control Committee meetings. The review started in March 2020 just as the Covid-19 pandemic began and the report was therefore delayed but completed in November 2020. In December 2020 a Members Working Party met and Member recommendations were signed off by Cabinet. He commented that progress had been made on all items and was ongoing. He also corrected a couple of typographical errors in the report – 1.4 it should read '14 December 2020' or '14 December 2021' and in recommendation v) it should read 'Planning Committee' rather than 'Planning Policy Committee'.

The Chair welcomed the report and stressed that the cycle of Member review to work through the report's recommendations needed to start sooner rather than later and would take place at 6-monthly single item Special Planning Committee meetings. He asked that the first meeting be held in early October in order that a second meeting in the cycle could be held before the end of the municipal year.

Opening up the debate, Members raised points regarding where responsibility for actioning these recommendations lay (Planning Committee or Planning Policy Committee) and how that was to be determined, the need for Member training and input from Members of what training they felt they needed (more focussed and less general training was suggested with material considerations and its weighting in decision making specifically mentioned), bridging workshops with consultees to improve communication in a less formal setting, the possibility of going further than the recommendations and considering other aspects of the report, and whether the report was 'live' and that issues previously deemed as requiring no further action could be brought back for discussion if the situation changed.

The recommendations were then proposed and seconded.



The Committee

RESOLVED to

- (i) Note the Member Recommendations/Action Plan (Appendix C)
- (ii) Note the Officer Recommendations/Action Plan (Appendix B)
- (iii) Approve a virement of £130k (from the Covid-19 catch up reserve) to enable the Officer recommendations from the report to be implemented.
- (iv) Support the need for continued Member training on planning matters, as outlined within the Planning Review (Appendix D)
- (v) Agree that the Planning Review recommendations should be reviewed, by the Planning Committee, initially six monthly (if the Recommendations are agreed by Full Council), to satisfy themselves that the actions are being followed through.

The Committee

RECOMMEND THAT FULL COUNCIL

- (vi) Agree the Review's recommendations for the Council (as a whole).

(The meeting concluded at 6.10 pm)