

PLANNING COMMITTEE

28 April 2022 at 2.00 pm

Present: Councillors Chapman (Chair), Lury (Vice-Chair), Bower, Chace, Clayden (Substitute for Edwards), Coster, Kelly and Thurston

The following Member was absent from the meeting during consideration of the matters referred to in the Minutes indicated:-
Councillor Thurston – Minute 821 to Minute 825.

Councillors Hamilton and Huntley were also in attendance for all or part of the meeting.

Apologies: Councillors Blanchard-Cooper and Tilbrook

821. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

822. 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 to consider at this meeting.

823. CM/68/21/PL - THE BALD KITCHEN, SITE OF FORMER BAIRDS FARM SHOP, CROOKTHORN LANE, CLIMPING BN17 5SN

Variation of condition following grant of CM/16/21/PL relating to Condition No 5 – opening hours. This application may affect the setting of a Listed Building.

The Planning Area Team Leader presented the report with updates. It was explained that this application was deferred from a previous meeting as a vote had not been taken in respect of refusing it and detailing the reasons.

The Committee

RESOLVED

That the application be REFUSED as the extension of opening hours to 4pm on Sundays at the premises would result in the unacceptable loss of residential amenity from levels of noise and disturbance to the occupiers of The Cottage, Clymping Street from comings and goings of customers to the site in conflict with policies QE SP1 and QE DM1 of the Arun Local Plan.

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824. CM/69/21/PL - LAND AT NORTHWOOD FARM, YAPTON ROAD BN18 0HR

Flexible Generator Plant and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development and is a Departure from the Development Plan.

The Planning Area Team Leader presented the report and explained that the reason for deferral at the Planning Committee on 2 March 2022 [Minute 698232] was in order for a site inspection to be completed and for further technical information to be provided from the relevant government department.

The Committee

RESOLVED

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

825. P/155/21/RES - LAND WEST OF PAGHAM ROAD, PAGHAM

3 Public Speakers

Cllr Peter Atkins – Pagham Parish Council

Cllr David Huntley – Arun District Council Ward Member

Cllr June Hamilton – Arun District Council Ward Member

Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.

The Principal Planning Officer presented the report with updates. This was followed by 3 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 nature and design of the buildings, in particular 3-storey buildings with high pitched roofs when other roof designs would lower the overall height and be more in keeping with Pagham and the surrounding area
- design not in keeping with Pagham and needed to be more sensitive to the area
- healthcare provision, or lack of, in the area and the pressure of building another care home in the area
- considering this application in light of sea level rise predictions and whilst exploring a coastal change management plan for the area
- issues with flooding already in the area

The Committee

RESOLVED

That the application be DEFERRED to further clarify the height of the buildings with regards the mass and bulk of the roofs.

826. LU/30/22/PL - 32 AND 33 MARINERS QUAY, RIVER ROAD, LITTLEHAMPTON BN17 5DA

[Councillor Thurston arrived at the beginning of this item.]

2 Public Speakers

Mr McGeehan – Objector

Peter Matley – Applicant

Extension of first floor rear balconies at 32 & 33 Mariners Quay (resubmission of LU/349/20/HH). This application affects the character & appearance of the Littlehampton, River Road Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

The Planning Area Team Leader presented the report with updates. This was followed by 3 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 lost of privacy and impact on neighbouring properties
- privacy screens and impacts to the views of other properties
- the extension being out of character

The Committee

RESOLVED

That the application be REFUSED as:

1. The proposal if permitted by reason of the scale and appearance of the balcony extension would cause substantial harm to the existing character and appearance to this terrace of buildings and the contribution they make to the conservation area in conflict with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide.
2. The proposal if permitted would unacceptably and significantly harm the residential amenity of the adjoining properties by reason of overlooking which cannot be satisfactorily mitigated by planning conditions contrary to policies

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Those voting for the application to be refused were Councillors Bower, Chace, Chapman, Clayden, Coster, Kelly, Lury and Thurston. There were no votes cast against and there were no abstentions.

827. AB/148/21/PL - 7 CANADA ROAD, ARUNDEL BN18 9HZ

Demolition of 4 No. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

The Planning Area Team Leader presented the report.

The Committee

RESOLVED

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

828. BR/285/21/PL - REAR OF 73-75 ALDWICK ROAD, BOGNOR REGIS PO21 2NW

1 Public Speaker

James Hutchinson – Agent

Change of use from Class E (retail) / B8 storage to C3 residential and the creation of three dwelling units through the conversion of the rear of nos. 73 & 75 and the erection of a part single storey / part two storey rear extension with associated amenity space and refuse / recycling stores.

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:

- the built nature of the Aldwick area
- difficulties with parking in the area already and surprise that lack of parking provision within the application is not seen as an issue
- impact the lack of parking has on the bus layby and bus service
- concern over the lack of access for emergency services
- cramped development
- support for infilling in sustainable areas
- support for car-free development, and whether car-free conditions could be put on future residents
- whether this could be considered unsustainable development due to the parking concerns and the impacts on the local bus service

The Committee

RESOLVED

That delegated authority be granted to the Group Head of Planning, in consultation with the Chair and Vice-Chair of Planning Committee to:

1. Grant outline planning permission, subject to conditions;
2. Subject to a Section 106 Agreement.

829. BN/172/21/PL - EASTERGATE PUMPING STATION, FONTWELL AVENUE, EASTERGATE PO20 3RZ

1 Public Speaker
Jozie Bannister – Agent

Installation of ground mounted solar panels. This application is in CIL Zone 3 (zero rated) as other development.

The Planning Area Team Leader presented the report. This was followed by 1 Public Speaker.

The Committee

RESOLVED

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

830. BE/176/21/PL - THE COTTAGE, SHRIPNEY ROAD, BOGNOR REGIS PO22 9PA

1 Public Speaker
Claire Howes – Applicant

Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

The Planning Area Team Leader presented the report with updates. This was followed by 1 Public Speaker.

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

- site having planning permission that had not been implemented and the impact of the new application on Arun's housing land supply

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions detailed and a Section 106 Agreement.

831. AL/129/21/OUT LAND ADJACENT TO WOODGATE NURSERIES, LIDSEY ROAD, ALDINGBOURNE PO20 3SU

2 Public Speakers

Hazel Johnston – Objector

Mr Nigel Jarvis – Agent

Outline planning application with all matters reserved (except access) for residential development with up to 95 no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

The Planning Area Team Leader 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 reluctance of Members to approve an application without the Section 106 Heads of Terms available
- the need for more detail around CIL contributions and proposed projects
- the quality of the trees on the site
- rural nature of the site and the loss of agricultural land
- the accumulative impact of traffic from this and other developments in the area
- the odour issue from the landfill site
- the site being outside the built-up area boundary and the location not being sustainable (not walking distance to shops, will not support local economy, no environmental benefit, accessibility to high quality public transport)
- the potential problem of the lack of visibility for the access onto Lidsey Road
- the need to create development where people do not need to use their cars

The Committee

RESOLVED

That delegated authority be granted to the Group Head of Planning, in consultation with the Chair and Vice-Chair of Planning Committee to:

1. Grant outline planning permission, subject to conditions;
2. Subject to a Section 106 Agreement, the terms of which are substantially in accordance with those set out in this report with any minor amendments authorised by the Group Head of Planning;

Should the Section 106 Agreement not be completed in 4 months of the date of the Planning Committee's resolution to grant planning permission, then the application shall be refused for the following reasons:

- a) In the absence of a signed Section 106 agreement, the development fails to make any affordable housing provision and is thereby contrary to the aims and objectives of the NPPF and policy AH SP2 of the Arun Local Plan.
 - b) In the absence of a signed Section 106 agreement, the development will not provide the highway improvements necessary to deliver the development & mitigate any residual harm to the local and strategic road network and is thereby contrary to ALP policies T SP1, T DM1 and the NPPF.
3. Subject to receipt of a satisfactory consultation response from the Environment Agency, be completed in 4 months of the date of the Planning Committee's resolution to grant planning permission.

832. APPEALS LIST

The Committee noted the Appeals list.

833. CLOSING REMARKS

The Chair thanked out-going Committee Member Councillor Coster for his service to Planning Committee over a number of years.

(The meeting concluded at 6.05 pm)