



Arun District Council  
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Committee Manager - Jane Fulton (Ext 37611)

16 May 2022

## PLANNING COMMITTEE

A meeting of the Planning Committee will be held in **The Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF on Wednesday 25 May 2022 at 2.00 pm** and you are requested to attend.

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

***(Note Membership of this Committee is subject to what is confirmed at the Annual Meeting of the Council on 18 May 2022)***

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 TO VIEW ON LINE AT THE COUNCIL'S RECEPTION AREA AT THE ARUN CIVIC CENTRE 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 on line at [PART 8 - CP - Section 3 Planning Protocol.pdf](#) ([arun.gov.uk](http://www.arun.gov.uk))

### 4. MINUTES

To approve as a correct record the Minutes of the meetings held on 27 and 28 April 2022 which will be circulated separately.

### 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

## 6. **START TIMES**

The Committee is asked to consider its start times for meetings during 2022/23.

## **DEFERRED ITEMS**

7. **PREVIOUSLY DEFERRED ITEM AL/87/21/PL - OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS PO22 9FJ** (Pages 1 - 36)
8. **PREVIOUSLY DEFERRED ITEM - P/155/21/RES - LAND WEST OF PAGHAM ROAD** (Pages 37 - 58)

## **TREE APPLICATIONS**

There are no applications for this meeting.

## **PLANNING APPLICATIONS**

9. **AL/18/22/PL - LIDSEY LODGE FARM, SACK LANE, LIDSEY PO22 9PE** (Pages 59 - 88)
10. **BN/8/22/PL LAND TO SOUTH AND WEST (REAR) OF BIRCHWOOD HOUSE, CHURCH LANE, BARNHAM PO22 0DB** (Pages 89 - 98)
11. **BN/16/22/PL LAND TO THE REAR OF CLARE COURT, 67 BARNHAM ROAD, EASTERGATE PO22 0EP** (Pages 99 - 118)
12. **BR/29/22/PL SELWOOD LODGE, 93 VICTORIA DRIVE, BOGNOR REGIS PO21 2DZ** (Pages 119 - 130)
13. **LU/53/22/PL 215 AND 215A TIMBERLEYS, LITTLEHAMPTON BN17 6QD** (Pages 131 - 138)
14. **LU/54/22/PL THE FLINTSTONE CENTRE, EAST STREET, LITTLEHAMPTON BN17 6AW** (Pages 139 - 148)
15. **M/5/22/PL 3 THE HARD, ELMER, MIDDLETON-ON-SEA PO22 6JS** (Pages 149 - 164)
16. **M/6/22/PL 88 ANCTON WAY, ELMER, MIDDLETON-ON-SEA PO22 6JP** (Pages 165 - 176)

17. **Y/3/22/OUT LAND WEST OF BILSHAM ROAD, YAPTON** (Pages 177 - 228)

## **PLANNING APPEALS**

18. **APPEALS LIST** (Pages 229 - 232)

19. **FITZALAN LINK ROAD, LITTLEHAMPTON** (Pages 233 - 242)

The report summarises the consultation of residents on the eastern side of Highdown Drive and Amberly Close following the resolution of Planning Committee on 15 December 2021.

20. **PERFORMANCE IN PLANNING** (Pages 243 - 244)

This report outlines the performance in Planning against the Corporate Targets for Quarter 4 and for the year 21/22.

21. **UPDATED PLANNING COMPLIANCE STRATEGY** (Pages 245 - 264)

The Council last amended its Compliance Strategy in 2019 ([Planning-Compliance-Strategy.docx \(live.com\)](#)). To better manage the available resources and the significant number of reported alleged breaches of planning control.

The strategy is proposed to be amended as per the attached document (Appendix 1).

## **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. Please note that plans of the applications detailed in the agenda are available for inspection on line at [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

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](#)