

PLANNING COMMITTEE

6 September 2023 at 2.00 pm

Present: Councillors Hamilton (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Kelly, McDougall, Northeast, Partridge, Penycate (Substitute for Wallsgrove), Patel and Woodman

Councillor Pendleton was also in attendance for all or part of the meeting.

Apologies: Councillor Wallsgrove.

205. ELECTION OF VICE-CHAIR

In the absence of the Vice-Chair the Chair proposed that Councillor Lury be elected as the Vice-Chair for the meeting. This was then seconded by Councillor McDougall and put to the vote.

The Committee

RESOLVED

That Councillor Lury be elected as Vice-Chair for the meeting.

206. DECLARATIONS OF INTEREST

(Councillor Partridge arrived at the meeting during this item.)

There were no declarations of interest made.

207. MINUTES

The minutes of the previous meeting held on 9 August 2023 were approved and signed by the Chair.

208. 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

There were no urgent items presented at the meeting.

209. BN/147/22/RES LAND SOUTH OF BARNHAM STATION, BARNHAM

1 Public Speaker

Rachel Balham, Applicant

Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale. This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area and affects a Public Right of Way.

The Planning Consultant presented the report with updates. Members asked to see drawings of the crossing bridge and a query was raised regarding the maturity of the trees that were due to be planted. The Planning Consultant provided members with the additional detail relating to the crossing bridge and confirmed its location, over the rife. He also provided confirmation that the trees planted would be of 'sizable' age but would not be fully matured at the time of planting. The Chair commented that she would like to ensure that the trees planted were continued to be looked after by the developer after planting to ensure the highest survival rate.

The recommendation was proposed by Councillor Blanchard-Cooper and seconded by Councillor Patel.

The Committee

RESOLVED that

Delegated Authority be given to the Group Head of Planning in consultation with the Chair or Vice-Chair of the Planning Committee to approve the development after the Environment Agency (EA) have confirmed that they have no objection to the proposed plan of the bridge and if required accept non-material amendments to plans/details of the bridge to satisfy the EA and subject to the proposed conditions.

210. A/29/23/PO LAND AT MANOR NURSERY, ROUNDSTONE LANE, ANGMERING BN16 4AX

2 Public Speakers

Councillor Sylvia Verrinder, Angmering Parish Council
Ben Cheal, Applicant

Application under S106A for the modification of the Section 106 dated 19-03-15 linked to A/51/14/OUT in relation to the removal of Clauses 1.1 – 1.20 of Schedule 2 relating to Affordable Housing Provision.

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The Principal Planning Officer presented the report. The Vice-Chair Councillor Lury commented that the research completed with the application was in favour of the recommendation put forward by Officers and he agreed it was right and reasonable based on the evidence provided to the Committee.

The recommendation was proposed by Councillor McDougall and seconded by Councillor Woodman.

The Committee

RESOLVED that

Delegated authority is granted to the Group Head of Planning in consultation with the Chair or Vice-Chair of the Planning Committee to complete the deed of variation to the S106 dated 19 March 2015 and linked with A/51/14/OUT (Land at Manor Nursery, Roundstone Lane) to remove the Affordable Housing requirements subject to the incorporation of a late-stage review mechanism.

211. AL/70/23/OUT LAND WEST OF LIDSEY ROAD (A29), LIDSEY PO22 9RG

2 Public Speakers

Patrick Johnston, Objector
Nigel Jarvis, Applicant

Outline planning application with all matters reserved except access for residential development of the site with up to 155 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. This is Not CIL liable as Outline.

The Principal Planning Officer presented the report with updates. The Officer addressed comments made by one of the Public Speakers where they referenced the access point to the site. He also explained that no objection had been received from Environment Health and that no comments had been received from the Environment Agency as the application did not meet their consultation criteria.

Members raised the following points during their debate, highway concerns and secondary education concerns. It was then suggested that a deferral be considered to pursue the s106 agreement and provide time for the Councils Legal Team to review this. It was commented by another member in reference to the highways concerns that the heavy traffic that currently existed involving the a29 would not be there in the future, however it was then questioned how traffic would be able to travel to the south of the site as that was not clear from the plans presented. Returning to comments made regarding the s106 agreement it was proposed by Councillor McDougall and seconded by Councillor Bower that the application be deferred.

The Group Head of Planning reminded members that only two matters of concern would be covered by the s106 agreement, all other matters would be covered by CIL, therefore he advised against members deferring a decision on that basis. The proposer and seconder of the deferral were still of the opinion that the s106 agreement needed to be reviewed, signed and sealed and therefore the motion to defer was put to the vote, where;

The Committee

RESOLVED

That the application be deferred to allow for the council's legal team to review and respond to the s106 agreement.

212. BE/61/23/RES LAND EAST OF SHRIPNEY ROAD AND SOUTH OF HADDEN HOUSE, SHRIPNEY ROAD, BERSTED PO22 9NW

1 Public Speaker

Dawn Appleton, Agent

Approval of Reserved Matters, following BE/109/19/OUT, for the provision of 44 dwellings, providing details of layout, scale, appearance and landscaping. This application is in CIL Zone 3 and CIL Liable as new dwellings, may affect the character and appearance of the Shripney Conservation area and is a Departure from the Development Plan. (Resubmission of BE/131/122/RES).

The Planning Area Team Leader presented the report with updates. It was commented by the Vice-Chair that he was perplexed regarding the objection comments by WSCC and the WSCC Flood Risk Management Team. The Planning Area Team Leader referred members to the drainage details documented within the conditions of the application. He further highlighted that this aspect was not relevant for this application and finally it was stated that consultation was a statutory requirement to be completed.

The recommendations were proposed by Councillor Bower and seconded by Councillor Northeast.

The Committee

RESOLVED

The application be approved conditionally.

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213. BN/25/23/OUT EASTMERE STABLES, EASTERGATE LANE, EASTERGATE PO20 3SJ

No Public Speakers

Outline permission with all matters reserved, other than access, for 4 No self-build dwellings (resubmission following BN/99/22/OUT). This application is a Departure from the Development Plan.

The Planning Area Team Leader presented the report. It was commented by the Vice-Chair that he was unhappy with previous appeal decision.

The recommendation was proposed by Councillor Blanchard-Cooper and seconded by Councillor Lury.

The Committee

RESOLVED

The application be approved conditionally.

214. BR/142/23/PL REGIS CENTRE AND ADJOINING LAND, BELMONT STREET, BOGNOR REGIS PO21 1BL

1 Public Speaker

Becky White, Supporter

Application under Regulation 3 of the Town & Country Planning Act (General Regulations) 1992 for partial demolition of existing theatre and erection of extension to provide new studio/performance space, café/bar/restaurant, foyer, back of house space, outside seating area, new and replacement landscaping and new plant on roof space. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

The Principal Planning Officer presented the report with updates. Members made the following comments, it was felt the application would be an enhancement to the area, bringing a statement to Bognor Regis seafront which had been long awaited for.

The recommendation was proposed by Councillor Lury and seconded by Councillor Bower.

The Committee

RESOLVED that

The application be approved conditionally.

215. CM/48/21/RES LAND TO THE WEST OF CHURCH LANE, SOUTH OF HORSEMERE GREEN LANE, CLIMPING

4 Public Speakers

Cllr Colin Humphris, Clymping Parish Council
Katherine Stevens, Agent
Cllr Amanda Worne, Ward Member
Cllr Jacky Pendleton, Ward Member

Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access of Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

The Planning Consultant presented the report with updates. After the Public Speakers were heard the Planning Consultant was invited by the Chair to respond to any of the points raised, where she stated that the archaeological comments made by one speaker were covered on the outline application by condition 13. Members raised the following points, concerns relating to traffic on the a259 and Church Lane which were the roads either side of the location. Insufficient consultation with the Parish Council was raised, it was felt that it could be prudent to defer a decision so that consultation could address the community needs and ensure that unresolved issues were addressed, in particular the local community needs should be addressed by the developer. A motion to defer on this basis was then proposed by Councillor Bower and seconded by Councillor McDougall.

Member debate continued where additional points were raised including, the conservation officers documented in the report, the North and Northeast corner of the site, it was felt that as this was a 'historic corner' of Clymping that better design/plans could be developed, and that the application did not need to be 'rushed' through. Final comments made were in relation to secondary educational need concerns that it was felt this development would bring.

The Group Head of Planning reminded members that the application was a reserved matters application and therefore only landscape, and design were the matters before members at this point. He confirmed that the application was two years into its process and had not been rushed. Conservation Officer was present at the meeting and would set out his thoughts to members. In summing up he explained that if

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members wanted to defer their decision, then needed to provide a clear direction to officers in terms of the action that members want them to take and subsequently bring back to them at a later meeting.

The Conservation Officer was then invited to address the committee where he provided detailed additional context and information in relation to his comments in the report. In summing up he confirmed that he had concluded from his assessment that the harm to the area would be less-than substantial for this application.

It was then commented by the Chair that she had concerns about potential flooding and the impacts to the neighbouring properties to the site that would be impacted by this. A concern regarding the 'housing mix' was raised as the figures documented were proving a low percentage of the type of housing that was needed for the area.

Returning to the proposer of the motion to defer, he set out to members that he believed there were only two areas that needed to be identified and addressed, these were that further negotiations and conclusion to the outstanding matters relating to LAPs and LEAPs and the potential harm caused to existing community assets were needed.

The Planning Consultant was then invited by the Chair to address the comments raised. She confirmed that the comments regarding education were covered by the S106 and a contribution had been secured for this. The LAPs and LEAPs and the public open space, what has been provided within the application meets the S106 criteria and in some instances exceeds it. Specifically relating to the play equipment again this would be covered by the S106 and was not for consideration at this point. She agreed with the concerns raised relating to the housing mix but stated these were included within the S106. Finally in relation to the lack of consultation with the Parish, she confirmed that the last Advisory Meeting that was due to be held was cancelled due to a lack of attendance.

Before turning to the vote, it was requested that the reason for deferral be reconfirmed for the accuracy of the minutes.

The proposer Councillor Bower confirmed that the reason for deferral should read, 'The application be deferred to allow for further negotiations and conclusion on outstanding matters relating to LAPs and LEAPs and the potential harm caused to existing community assets.'

As discussion was continued by members regarding the wording proposed, the Legal Services Manager offered a different reason for deferral based on the debate he had heard for members to consider. Members did not accept the wording provided by the Legal Services Manager.

The wording proposed by Councillor Bower and seconded by Councillor McDougall was then put to the vote whereby;

The Committee

RESOLVED that

The application be deferred to allow for further negotiations and conclusion on outstanding matters relating to LAPs and LEAPs and the potential harm caused to existing community assets.

216. P/71/23/S73 57 HARBOUR ROAD, PAGHAM PO21 4TF

No Public Speakers

Application under section 73 of the Town and Country Planning Act 1990 to vary condition 2 – materials on P/90/06 to state ‘The materials used in the construction shall be as follows: Roof tile Marley Interlocking concrete tiles in slate grey; plinth bricks-Staffordshire blue bricks; windows-slate grey uPVC, rainwater services all black uPVC. The wall (except of plinth) will be white render with a vertical cedar board cladding to gables.’

The Planning Area Team Leader presented the report.

As there were no questions from the Committee the recommendations were proposed by Councillor McDougall and seconded by Councillor Bower.

The Committee

RESOLVED

The application be approved conditionally.

217. APPEALS

Members noted the appeals list provided.

218. KEY PERFORMANCE INDICATORS 2022-2026-QUARTER 1 PERFORMANCE REPORT FOR THE PERIOD 1 APRIL 2023 TO 30 JUNE 2023

Members noted the report.

(The meeting concluded at 4.38 pm)