

PLANNING COMMITTEE

22 June 2022 at 2.00 pm

Present: Councillors Blanchard-Cooper, Bower, Chace, Clayden (Substitute for Edwards), Haywood, Kelly, Lury, Oliver-Redgate (Substitute for Chapman), Thurston and Tilbrook

Apologies: Councillors Chapman, Edwards and Goodheart

74. ELECTION OF THE CHAIR

The Committee Manager opened the meeting and explained that the Chair and Vice-Chair had both given their apologies for the meeting. The Committee's first acts therefore must be the election of a Chair and Vice-Chair for this meeting only as per Section 2 Part 5 3.1 of the Constitution.

Councillor Bower was proposed and seconded as Chair.

The Committee

RESOLVED

That Councillor Bower be Chair of this meeting.

75. ELECTION OF THE VICE-CHAIR

Councillor Lury was proposed and seconded as Vice-Chair.

The Committee

RESOLVED

That Councillor Lury be Vice-Chair of this meeting.

76. DECLARATIONS OF INTEREST

Councillor Haywood declared a Personal Interest in Agenda Item 8 [LU/93/22/PL] as she lived in a Listed Building.

77. MINUTES

The Minutes of the previous meetings held on 27 April 2022, 28 April 2022 and 25 May 2022 were approved by the Committee and signed by the Chair.

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78. 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.

79. P/22/22/PL - LAND WEST OF HOOK LANE, PAGHAM PO21 3PB

2 Public Speakers

Sam Sykes – Agent

Cllr David Huntley – Arun District Council Ward Member

Variation of condition 1 imposed under P/132/20/RES relating to approved plans.

The Strategic Development Team Leader presented the report with updates. This was followed by 2 Public Speakers.

The recommendations were then proposed and seconded.

The Committee

RESOLVED

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

80. LU/85/22/PL - 38-40 HIGH STREET, LITTLEHAMPTON BN17 5ED

1 Public Speaker

Luke Austin – Agent

External alterations associated with the change of use of the upper floors to two flats (change of use sought under separate application for Prior Approval) consisting of installation of replacement dormer window to rear roof slope, installation of new ground floor access door to eastern side elevation, installation of 3 No new windows at first floor level to the western side elevation, installation of 1 No new window at second floor level to rear elevation, relocation of 4 No AC units from first floor western side elevation to the adjacent flat roof & installation of cycle storage and refuse and recycling storage within the rear curtilage. This application is in CIL Zone 4 (Zero Rated) as other development.

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 need for care and updating to the front windows and shopfront sign
- clarification over the permissions for change of use for other units on the site

The recommendations were then proposed and seconded.

The Committee

#### RESOLVED

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

81. LU/93/22/PL - NIGHTINGALE NURSING HOME, 43 BEACH ROAD, LITTLEHAMPTON BN17 5JG

*[Councillor Haywood re-declared her Personal Interest made at the beginning of the meeting. Councillor Clayden declared a Personal Interest as the Director of a charity based in a property in close proximity to the application site.]*

Replacement of 40 No. existing timber windows with new double glazed PVCu windows. This application is in CIL Zone (Zero Rated) as other development.

The Planning Area Team Leader presented the report.

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

- concern raised for the lack of weight given to the comments of the Conservation Officer and the Arun Design Guide's direction for 'buildings of character'
- the need for a more sympathetic replacement
- concern that approval would make PVCu windows acceptable throughout the Littlehampton area of character
- the prohibitive cost of wooden replacement windows, especially for particular types of organisations (charities, for example)
- the replacement double glazing's impact on carbon reduction due to improvements in energy retention and insulation
- support for the application as it was not out of keeping with the area and would improve the look of it
- the variety of windows in neighbouring properties

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The Planning Area Team Leader clarified that the building was a 'Locally Listed Building' rather than a 'Listed Building' and the distinction meant the protections given to it were considerably fewer. He also clarified that an 'Area of Character' did not hold the same weight as a 'Conservation Area'. The Group Head of Planning confirmed that this course of action would not require planning permission under Permitted Development if it were a single dwelling rather than a block of flats.

The recommendations were then proposed and seconded.

The Committee

RESOLVED

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

82. LU/112/22/PL - 135A WICK STREET, LITTLEHAMPTON BN17 7JY

1 Public Speaker

Kathleen Magee – Objector

Extension to form 1 No studio flat at first floor level. This application is in CIL Zone 4 (Zero Rated) as flats.

The Planning Officer presented the 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 and responded to by Officers, including:

- the extension's protrusion and its impact to the street scene
- the loss of light to neighbouring properties
- the material being used for the staircase and whether an alternative could be found, and added to the conditions, to reduce noise
- clarification of the drainage issues and the impact to neighbouring properties

Cllr Blanchard-Cooper proposed that a condition be added that Officers oversee the materials used for the staircase to minimise noise disruption to neighbouring properties. This was seconded by Cllr Thurston and, after a vote, was CARRIED and thereafter formed part of the substantive conditions of the application.

The substantive recommendations were then proposed and seconded.

The Committee

RESOLVED

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

83. FG/57/22/PL - 12 LITTLE PADDOCKS, FERRING BN12 5NJ

1 Public Speaker

Christine Dickens – Objector

Demolition and erection of 1 No new dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

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:

- diversity of the housing stock in the area
- the restrictive covenants on the land

The Planning Solicitor confirmed that any restrictive covenants on the land were a private matter for the land's shareholders to pursue and were separate to the consideration of the planning application before the Committee as the Local Planning Authority, and as such any planning permission would still need to seek the approval of any local bylaws before commencement.

The recommendations were then proposed and seconded.

The Committee

RESOLVED

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

84. CM/14/22/PL - LAND ADJACENT TO CHURCH FARM BARN, HORSEMERE GREEN LANE, CLIMPING, BN17 5QZ

1 Public Speaker

Colin Humphris – Clymping Parish Council

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Use of land for Class B8 (Storage) for caravan storage (resubmission of CM/64/21/PL). This application may affect the setting of a listed building and 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.

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

- whether the field was to remain grassed or if another surface was to be added, and concern if it was to be covered
- the proximity to cottages and listed buildings
- clarification over the nature of the 'storage' use on the site
- concern for the short-term 5-year assurances regarding the landscaping
- concern for the business signage that may follow this change of use [The Group Head of Planning confirmed that this would have to be applied for as a separate application.]

The recommendations were then proposed and seconded.

The Committee

RESOLVED

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

85. BR/70/22/OUT - 26 BURNHAM AVENUE, BOGNOR REGIS PO21 2JU

Outline application with all matters reserved for up to 10 No. new dwellings with associated services, landscaping, car parking & amenity (resubmission following BR/129/21/OUT).

The Principal Planning Officer presented the report.

Members then took part in a full debate on the application where concern for the impact on the character of the road was raised.

The recommendations were then proposed and seconded.

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

Should the Section 106 not be completed within 2 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 makes no provision for contributions to off-site public open space and is thereby contrary to the aims and objectives of the National Planning Policy Framework, Arun Local Plan policies INF SP1, HWB SP1 & OSR DM1 and the Council's supplementary planning document 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020).
- b) In the absence of a signed Section 106 agreement, the application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to mitigate the harm to the Pagham Harbour Special Protection Area and the proposal is therefore not in accordance with Arun Local Plan policies ENV DM1 and ENV DM2.

86. BR/85/22/PL - PUBLIC CONVENIENCES, BEDFORD STREET, BOGNOR REGIS

Internal reconfiguration of existing public conveniences with associated changes to the entrance and removal of part of roof. This application is in CIL Zone 4 (Zero Rated) as other development.

The Planning Officer presented the report.

A number of Members spoke in support of the application and were pleased to see that the site was to remain as public toilets and receive an upgrade. The issue of anti-social behaviour which the site previously suffered from was also raised.

The recommendations were then proposed and seconded.

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The Committee

RESOLVED

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

87. APPEALS

The Committee noted the Appeals list.

(The meeting concluded at 3.50 pm)