

PLANNING COMMITTEE

20 July 2022 at 2.00 pm

Present: Councillors Chapman (Chair), Edwards (Vice-Chair), Blanchard-Cooper, Bower, Chace, Goodheart, Mrs Haywood, Kelly and Lury

The following Member was absent from the meeting during consideration of the matters referred to in the Minutes indicated:-
Councillor Goodheart – Minute 153 to Minute 156.

Apologies: Councillors Thurston and Warr

153. WELCOME

The Chair opened the meeting and extended thanks to Councillors Bower and Lury for stepping into the roles of Chair and Vice-Chair at the previous meeting.

154. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

155. MINUTES

The Minutes of the previous meeting held on 22 June 2022 approved by the Committee and signed by the Chair.

156. 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.

157. A/256/21/RES LAND AT WATER LANE, ANGMERING

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

1 Public Speaker

Ian Johnson – Agent

Approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

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

The recommendations were then proposed and seconded.

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The Committee

RESOLVED

That authority be delegated to the Group Head of Planning to grant planning permission following the expiry of the consultation on 4 August 2022. If further representations were received on matters not already described in the existing consultations and representations then the delegated authority would require consultation with the Chair and Vice Chair prior to any decision being issued.

158. AL/34/22/PL LAND AT WINGS NURSERY, LIDSEY ROAD, WOODGATE PO20 3SU

Variation of conditions imposed under AL/20/21/PL relating to conditions 2-plans condition (three bungalows changed to two storey houses, other elevation detail changes and highway drawings amended to reflect layout changes) and 5-hours of demolition/construction (to make it so that the additional bat working restrictions do not apply outside of bat hibernation times).

The Planning Area Team Leader presented the report with updates.

After clarification that the variation of condition did not impact the parking facility of the previous application, 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.

159. AW/84/22/PL LAND TO THE NORTH OF 276 ALDWICK ROAD, BOGNOR REGIS PO21 3QH

1 Public Speaker

Cllr Alan Smith – Aldwick Parish Council

Variation of condition imposed under AW/28/19/PL relating to condition 2-plans condition (updated plans and Arboricultural Impact Assessment and Method Statement).

The Planning Area Team Leader presented the report. He updated Members that a Section 106 Agreement had been signed since the publication of the agenda and therefore the Officer recommendation had changed to conditional approval. 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 type and maturity of the trees to replace those removed to ensure they fitted more appropriately into the locality
- the trees having been identified as 'amenity trees' and any detailed tree planting plan to appreciate this
- the detail of the tree planting plan, what it might contain and how prescriptive it might be
- the design of the chimney and the environmental impacts of solid fuel burning
- concern over backland development
- who had long-term responsibility for the management of the trees

Following Members' discussion and concern for the long-term presence of trees on this site, the Planning Area Team Leader suggested amending the second paragraph of condition 15 to include the words 'or removed' after 'such trees die' to ensure that the replacement trees could not be removed in future without being replaced. The Legal Services Manager challenged the assumption that condition 15 ensured a tree planting scheme be submitted before the felling of the trees on the site and suggested that condition 15 was further amended to include 'the tree planting scheme is submitted before the trees are felled'.

The amended 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

160. BR/61/22/PL 20 NYEWOOD LANE, BOGNOR REGIS PO21 2QB

Change of use to 5 bed house in multiple occupation.

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:

- the number of HMOs in the area and whether there were too many
- the perceived harm caused by HMOs to the area and its character
- how occupancy was controlled
- the lack of parking in the area
- HMOs removing properties from other uses

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The Planning Area Team Leader confirmed that as far as controls on the number of HMOs in an area there was the policy in the Local Plan and, where planning permission was needed for HMOs with an occupancy greater than 6 people, the judgement of Members and Officers to determine at what point enough became too many. The Group Head of Planning confirmed that work was currently being undertaken to explore the number of HMOs in any one Ward of the District, but that from his research into appeal decisions, there would need to be significantly higher concentrations of HMOs to justify refusal on the grounds of overconcentration.

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.

161. EP/55/22/PL 4 BEECHLANDS COTTAGE, BEECHLANDS CLOSE, EAST PRESTON BN16 1JT

[At the beginning of this item, Councillor Chapman declared a Personal and Prejudicial Interest as he had been involved in a legal dispute involving the construction work on the site, and confirmed he would not vote. On the advice of the Legal Services Manager, the Vice-Chair took over as Chair for the vote on this item.]

Variation of condition imposed under EP/41/17/PL relating to condition 2-approved plans.

The Planning Area Team Leader presented the report with updates.

One Member raised concerns about narrowing to the entrance to shops behind the property and whether the extension was in the wrong place.

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.

162. FG/58/22/PL 4 THE PANTILES, FERRINGHAM LANE, FERRING BN12 5NE

Conversion of the top two floors into a 1 No 3 bed flat (resubmission following FG/22/22/PL). This site is in CIL Zone 4 (Zero Rated) as other development.

The Planning Area Team Leader presented the report with updates. 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.

163. K/12/22/HH MEADOW HOUSE, KINGSTON LANE, KINGSTON BN16 1RS

1 Public Speaker

Cllr Geraldine Walker – Kingston Parish Council

Erection of single storey rear and front porch extension, erection of self-contained detached annex and alterations to fenestration.

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:

- clarification was sought over what would be permitted under Permitted Development Rights
- the interior of the annex
- the condition against using the annex as a separate dwelling
- the annex's relationship and positioning to Meadow House
- the height and style of fencing around the property and in the area, and the need for any boundary fencing to be in keeping and not adversely impact on the character of the area which is open in aspect
- the design of the roof lights and light dispersion into the night sky
- concern for any intrusion into East Preston-Ferring Gap

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.

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164. LU/382/21/PL 71 HIGH STREET, LITTLEHAMPTON BN17 5AE

1 Public Speaker

Alex Bateman – Agent

Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above, together with the change of use to the former bank (Use Class E) to four commercial units (Use Class E). This application may affect the setting of a listed building.

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 differences between a HMO and a hostel
- whether there were any limits on the number of tenants
- the accessibility of the business units and concerns they would not be DDA compliant
- whether this would be overdevelopment in the area
- there already being parking issues in the area
- concerns over flooding in an area prone to it
- whether the sewage system had the capacity for the added pressures this development would bring when Southern Water was already struggling with pre-existing issues
- controls on commercial tenants (working hours, noise, smell)
- the development improving the street scene and tidying up that particular area of the town
- the development bringing benefits to the High Street area and whether the improvements to the High Street could be extend into East Street
- access into the property for the emergency services

The Planning Area Team Leader confirmed that the number of tenants in the property was a matter for Environmental Control and DDA compliance was a matter for Building Control.

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.

165. M/29/22/HH OAKWOOD, 102 MIDDLETON ROAD, MIDDLETON ON SEA PO22 6DL

[At the beginning of the discussion on this item, Councillor Haywood declared a Personal Interest as Chair of Middleton-on-Sea Parish Council and Ward Member for Middleton-on-Sea.]

1 Public Speaker

Robert Hawks – Objector

Erection of first floor side extension.

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:

- concerns around fire and thatched properties
- the Dorset model to deal with external fire spread, but concerns for the consequences to neighbouring properties should this model have to be used
- the need for professional fire risk assessments to thatched cottages and their surrounds
- the boundary distances around thatched properties

The Group Head of Planning clarified to Members that the decision of this Committee could only be made on the grounds of planning policy and confirmed that there were no planning policies in the Arun Local Plan or National Planning Policy Framework that related to fire risk, and that fire risk was dealt with via Building Control.

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.

166. DEVELOPMENT MANAGEMENT ADVICE NOTE JULY 2022

Upon the invitation of the Chair, the Group Head of Planning presented the report which proposed an Advice Note that set out the customer expectations from the Planning Service, consolidating numerous pieces of advice that were already published, in the hope that this would result in a consistent approach to customer service throughout the Department.

The Committee endorsed the publication of the Advice Note.

Subject to approval at the next Planning Committee meeting

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167. APPEALS

The Committee noted the Appeals list.

(The meeting concluded at 4.13 pm)