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PLANNING COMMITTEE

24 August 2022 at 2.00 pm

Present: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Chace, Daniells (Substitute for Goodheart), Haywood and Kelly

Apologies: Councillors Goodheart, Thurston and Warr

218. WELCOME

The Chair welcomed members, officers and the public to the meeting and advised the Committee that he would require a vice-chair for the meeting.

It was then proposed by Councillor Bower and seconded by Councillor Chace that Councillor Lury act as the vice-chair for this meeting as there were no objections this vote was CARRIED.

219. DECLARATIONS OF INTEREST

Cllr Chace declared a Personal, Prejudicial and Pecuniary interest in item 10 [LU/158/22/PL] as he is the applicant and leaseholder of the kiosk. He confirmed that because of his interests he would leave the meeting during the applications discussion.

220. MINUTES

The minutes of the previous meeting held on 20 July 2022 were approved by the Committee and signed by the Chair.

221. 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 announced that there was one urgent item that would be heard by the committee today and outlined his reasons why this application had been agreed to be brought before the Committee. He then invited the Planning Area Team Leader to present the urgent report that had been circulated to members and the public on Friday 19 August 2022.

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FP/114/22/TEL VERGE AT JUNCTION OF MIDDLETON ROAD AND PARK DRIVE FELPHAM PO22 6RJ

PRIOR NOTIFICATION UNDER SCHEDULE 2 PART 16 CLASS A FOR PROPOSED 5G TELECOMS INSTALLATION, H3G STREET POLE AND ADDITIONAL EQUIPMENT CABINETS.

1 Public Speaker

Mandy Brown – Objector

The Planning Area Team Leader presented the report who explained the application would not usually come to Committee, however, it was felt given the high number of objections received that it should be reviewed by the Committee. He also referred to and addressed the concerns raised by the Public Speaker. Advising that all mobile telecommunications equipment must be accompanied by an ICNIRP report to show compliance.

Members then took part in a debate, a summary of the concerns and queries raised are below;

A query was raised in relation to the material considerations documented at point 4 on page 4 of the supplementary agenda pack referencing that applications were to include a thorough examination of alternative sites. The Chair and the Planning Area Team Leader confirmed that other locations had been investigated thoroughly.

The chosen colour of the of the mast was discussed where one member stated that as there were no trees around in their opinion the mast colour should be in keeping with the others, which were grey.it was explained that the colour had been a difficult consideration, however green was what had been specified within the application.

Further discussion was had on the transmission rates of 5G masts where it was stated that 5G transmission was very low and when the location of the site had been decided this fact was given crucial consideration.

Discussion on two potential reasons for refusal, siting of the mast and or its appearance was had. Members relooked at the plan pictures from the presentation to understand the masts proximity to residential houses. It was asked if there was any guidance on what would be considered as ‘too close’ and it was confirmed that there was very little guidance, it was a judgement based on the detail within the NPPF. The Planning Area team Leader confirmed that his recommendation was that the judgement applied in this application was suitable.

The recommendation was then proposed by Councillor Bower and seconded by Councillor Chace.

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report

222. Y/3/22/OUT LAND WEST OF BILSHAM ROAD

HYBRID APPLICATION COMPRISING OF FULL APPLICATION FOR PHASE 1 FOR 30 NO RESIDENTIAL DWELLINGS, NEW ACCESS FROM BILSHAM ROAD, PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE URBAN DRAINAGE AND ASSOCIATED WORKS; AND OUTLINE PLANNING APPLICATION FOR FURTHER PHASES OF UP TO 110 NO DWELLINGS AND ASSOCIATED INFRASTRUCTURE (WITH ALL MATTERS RESERVED). THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 3 AND IS CIL LIABLE AS NEW DWELLINGS.

4 Public Speakers

Andrew Knight – Objector
Lisa Jackson – Agent
Anna Harper – Applicant
Cllr Worne – Ward Member

The Planning Area Team Leader presented the report and referred members to the report update that had been provided to them ahead of the meeting. He also advised the members that on page 2 of the update report it contained an updated recommendation that requested for the Committee to delegate to the Group head of Planning in consultation with the Chair and Vice-Chair that should the s106 not be completed in 5 months from the date of the Planning Committee's resolution to grant permission, then the application shall be refused for the reasons outlined in the report update. He then drew members attention to pages 11 and 12 of the update report where it detailed a number of Housing Land Supply and NPPF issues that could be used to refuse the application. However, he advised members that as this application was adjacent to the village boundary, should it be refused, the council would not be able to defend the refusal on an appeal.

Members then took part in debate where a number of questions and concerns were raised;

Concern raised in relation to the having a fixed boundary so as not to render the village a small town in years to come. The suitability of the roads in/out and surrounding the village were stated to be unsustainable for the level of development. It was also commented that in relation to policy DM1 the policy criteria that should be met required a land assessment comprising of mitigation measures be responded to by the applicant and this had not happened. One member made a statement highlighting his objection to comments raising issues with the 5-year land supply. He stated that the Arun District Council did not have control over the 5-year land supply and in his opinion the issues being seen across the district were at the fault of the local plan and developers not building at the rate they should be.

The Chair asked for clarification on the comment on page 2 of the update report that stated that the applicant had verbally objected to the inclusion of the National Highways (formally Highways England) condition. The Planning Area Team Leader

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advised that National Highways had a number of tick box checks that were required. Specifically for this application the council was not departing from National Highways advice.

It was expressed by the vice-chair that he had the upmost sympathy to the residents of Yapton, in his opinion the amount of development facing the area was an indictment of the current planning system. In summing up he stated he liked the idea of modular building and the use of timber.

The recommendation was then proposed by Councillor Bower and seconded by Councillor Chapman upon re-taking the vote it was split, therefore the Chair used his casting vote to approve the application.

The Committee

RESOLVED

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

223. Y/77/22/PL BONHAMS, HOE LANE, FLANSHAM PO22 8NP

ERECTION OF 4 NO DWELLINGS WITH ACCESS FROM HOE LANE AND ASSOCIATED LANDSCAPING, INCLUDING NATIVE ORCHARDS AND WILDFLOWER MEADOWS (RESUBMISSION FOLLOWING Y/7/22/PL). THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 3 AND IS CIL LIABLE AS NEW DWELLINGS.

2 Public Speakers

Bill Rogers – Objector
Kai Penny – Agent

The Planning Area Team Leader presented the report and was invited to respond to any points raised by the two public speakers. He confirmed that West Sussex County Council had not objected to the proposal.

As there was no debate on the application the recommendation was then proposed by Councillor Bower and seconded by Councillor Chace.

The Committee

RESOLVED

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

224. R/60/22/PL THE WINDMILL INN, MILL LANE, RUSTINGTON BN16 3JN

EXTENSION AND REMODELLING OF EXISTING PUBLIC HOUSE TO FORM HOTEL WITH 20 NO BEDROOMS AND ASSOCIATED PARKING AND LANDSCAPING. THIS SITE IS IN CIL ZONE 4 (ZERO RATED) AS OTHER DEVELOPMENT.

1 Public Speaker

Peter Bunce – Objector

The Planning Area Team Leader presented the report and clarified the concern regarding the trees raised by the public speaker.

The recommendation was then proposed by Councillor Bower and seconded by Councillor Chace.

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report

225. LU/158/22/PL MEWSBROOK PARK TRADING KIOSK, HENDON AVENUE, LITTLEHAMPTON BN16 2LX

(Councillor Chace left the meeting at the start of this application at 15:23pm.)

DEMOLITION OF EXISTING CAFE AND CHANGE OF USE OF A PUBLIC WC AND EXTENSION OF THE SAME TO FORM EXTENDED DETACHED SINGLE STOREY CAFE. THIS SITE IS IN CIL ZONE 5 (ZERO RATED) AS OTHER DEVELOPMENT.

The Planning Area Team Leader presented the report to members. As there was no debate the recommendation was then proposed by Councillor Lury and seconded by Councillor Kelly.

The Committee

RESOLVED

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

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226. K/22/22/PL LAND EAST OF KINGSTON HOUSE, KINGSTON LANE, KINGSTON BN16 1RP

(Councillor Chace returned to the meeting at 15:29pm)

3 NO STABLES AND A BARN. THIS SITE IS IN CIL ZONE 3 (ZERO RATED) AS OTHER DEVELOPMENT.

3 Public Speakers

Kingston Parish Council

Ed Miller – Objector

Robert Saunders – Agent

The Planning Area Team Leader presented the report and responded to the comments made by the public speakers confirming that usage of the barn was for equine usage only as detailed in the report.

Members then took part in a debate on the application where the Chair queried that the comment made by Kingston Parish Council regarding no bridleways being on the land differed to that documented in the officer's report. Additional comment was made regarding the bridleway not showing on the map presented to members at the meeting. It was then proposed by Councillor Bower and seconded by Councillor Chace that this application should be deferred pending a site inspection to establish if there was or was not a bridleway on the land.

The Committee

DEFERRED the application to the next meeting of the Committee pending a site visit to establish if there was a bridleway on the land.

227. EP/39/22/PL 29 TAMARISK WAY, EAST PRESTON BN16 2TE

(Councillor Chapman declared a personal interest in this item as he lives on the same estate.)

VARIATION OF CONDITION IMPOSED UNDER EP/157/20/HH RELATING TO CONDITION 2-PLANS CONDITION TO INCLUDE THE RETENTION OF ORIGINAL OUTBUILDING TO THE SOUTH OF GARAGE RATHER THAN THE APPROVED ENLARGED OUTBUILDING, SLIGHT CHANGE TO ORIENTATION OF GARAGE, REMOVAL OF CHIMNEY, INTRODUCTION OF SMALL CATSLIDE ROOF PORTION ON THE WESTERN ELEVATION, REMOVAL OF BROWED EAVES ABOVE WINDOWS TO BECOME FLAT EAVES, REMOVAL OF COVERED BENCH BUILDING AND REVERT TO THE EXISTING RAINWATER BELOW GROUND RATHER THAN SOAKAWAYS DUE TO THE REDUCTION OF THE FOOTPRINT.

1 Public Speaker

Rebecca Hoad – Agent

The Planning Area Team Leader presented the report.

As there were no questions asked, Councillor Bower proposed the recommendation, and this was seconded by Councillor Lury.

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report

228. AL/94/22/PL NYTON REST, NYTON FARM SHOP, NYTON ROAD, ALDINGBOURNE PO20 3TU

EXTENSION OF DURATION OF PLANNING PERMISSION FOR A FURTHER 3 YEAR PERIOD TO RUN FROM EXPIRY OF CURRENT TEMPORARY PERMISSION GRANTED UNDER AL/61/20/PL FOR CONTINUED USE OF LAND FOR AGRICULTURAL WORKERS ACCOMMODATION FOR AN INITIAL PERIOD OF 2 YEARS COMPRISING 14 NO. CHALETS, LOW LEVEL LIGHTING, RETENTION OF EXISTING HARDSTANDING, UTILISATION OF EXISTING INDIVIDUAL FOUL TREATMENT PLANTS AND EXISTING PERMITTED ACCESS AND ASSOCIATED WORKS.

The Planning Area Team Leader presented the report and referred members to the report update circulated to them ahead of the meeting.

During the debate it was queried that the previous application had been granted with a level of monitoring to ensure compliance with the application, but it was not clear if this was required again. The Planning Area Team Leader confirmed no such condition could be applied. He also confirmed that given the 4-parking spaces had now been properly marked out along with the application for extension having been received early, i.e., the previous application had not been left to lapse, and that the applicant was in constant communication with officers it was felt that monitoring was not needed.

The recommendation was then proposed by Councillor Chace and seconded by Councillor Bower.

The Committee

RESOLVED

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

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229. APPEALS

The Committee noted the appeals update.

(The meeting concluded at 3.55 pm)