

PLANNING COMMITTEE

10 July 2024 at 2.00 pm

Present: Councillors Wallsgrove (Vice-Chair, in the Chair), Blanchard-Cooper, Bower, Hamilton, Kelly, Partridge, Woodman, Bicknell (Substitute for Patel), O'Neill (Substitute for McDougall), Tandy (Substitute for Northeast) and Warr (Substitute for Lury)

Apologies: Councillors Lury, McDougall, Northeast and Patel

109. DECLARATIONS OF INTEREST

The Declaration of Interest Sheet set out below confirms those Members who had made a declaration of their personal interest as a Member of a Town or Parish Councillor or a West Sussex County Councillor, as confirmed in their Register of Interest as these declarations could apply to any of the issues to be discussed at the meeting:

Name	Town or Parish Council or West Sussex County Council [WSCC]
Councillor Billy Blanchard-Cooper	Littlehampton
Councillor June Hamilton	Pagham
Councillor Martin Lury	Bersted
Councillor Mike Northeast	Littlehampton
Councillor Peggy Partridge	Rustington
Councillor George O'Neill	Littlehampton
Councillor Sue Wallsgrove	Barnham and Eastergate
Councillor Bob Woodman	Littlehampton

110. MINUTES

The minutes of the previous meeting held on 5 June 2024 were approved by the Committee and signed by the Vice-Chair in the Chair.

111. 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.

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112. P/115/23/PL LAND WEST OF OSBOURNE REFRIGERATORS, ROSE GREEN ROAD

PREVIOUSLY DEFERRED Erection of 44 No. dwellings with garaging, covered and open resident and visitor parking with new access from internal road serving Osborne Refrigerators and improvements to existing access off Rose Green Road (resubmission following P/111/22/PL). This application falls within Strategic Site SD2 and is in CIL Zone 1 (Zero Rated).

The Team Leader (Development Management) presented the update report reminding members that at the last meeting of the committee they had voted to defer the application pending consideration of provision for a pelican crossing and reconsideration of the distribution of affordable housing. Regarding the affordable housing distribution that remains in a single block to the north of the site as it's in the form of apartments, the Affordable Housing Manager at Arun had confirmed that the approach now proposed was acceptable and the changes secured since the last committee meeting with respect to the increased pepper potting of affordable housing did address the concerns raised by members. The Transport Consultant advised that, following completion of the relevant highway calculations with enhanced modelling on highway grounds used by Hampshire County Council, a pelican crossing could not be justified on highway grounds as it did not meet the relevant thresholds. However, an alternate provision to assist crossing whilst not impacting highway safety should be possible.

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

The Committee

RESOLVED

That the application be **APPROVED SUBJECT TO CONDITIONS AND A SECTION 106 AGREEMENT.**

113. Y/26/24/PL FLEURIE NURSERY, LAKE LANE, YAPTON PO22 0AL

Permanent sitting of 8 workers caravans, 1 utility caravan with the creation of associated access paths, drainage & sewage utilities and associated infrastructure and landscaping. This application is in CIL zon 3 (zero rated) as other development.

1 Public Speaker

Dr Steve Carter, Applicant.

The Team Leader (Development Management) presented the report with an update from the West Sussex Fire consultation.

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

During a short debate members asked additional questions regarding access for emergency vehicles, turning room and signage. It was confirmed by the officer that there was adequate access, emergency vehicles would be able to enter and exit the site in forward drive and that there was no planning requirement for signage for emergency vehicles.

The Committee

RESOLVED

That the application be **APPROVED CONDITIONALLY**

114. K/13/24/PL FLINT BARN, PEAK LANE, KINGSTON BN16 1RN

Change of use from ancillary annexe to holiday let. This application is in CIL Zone 5 (zero rated) as other development.

2 Public Speakers

Cllr Dave Marr, Kingston Parish Council
Mr Kevin Eaton, Applicant

The Principal Planning officer presented the report. The Vice-Chair in the Chair then invited the officer to respond to any points raised by the Public Speakers where he addressed the size of the annex confirming it was a one double bedroom building.

The recommendation was then proposed by Councillor Partridge and seconded by Councillor Bicknell.

During member debate the following points were discussed, Peak Lane being a narrow access lane and permitted development rights for any future development of the annex. It was advised by the officer that a condition restricting future development rights would not be reasonable. Further discussion was had on the permitted development rights and the concern for potential extension or build of a new out-building on the site. The Group Head of Planning advised members that a new out-building could be used for residential use only, not a further AirBnB. He also confirmed the proposed use for the application was for holiday accommodation which was not subject to permitted development rights.

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The Committee

RESOLVED

That the application be **APPROVED CONDITIONALLY**

115. BE/40/22/PL FORMER BARTONS INFANT SCHOOL, ROMNEY BROADWALK, BERSTED PO20 9BH

(Councillor Warr declared a Personal Interest in this application as a Bognor Regis Town Councillor.)

Demolition of former school building and erection of 20 No. new dwellings and associated car parking, cycle parking and landscaping. This site is in CIL Zone 4 (Zero Rated).

1 Public Speaker

Leanne Smith, Applicant

The Team Leader (Development Management) presented the report.

The recommendation was then proposed by Councillor Partridge and seconded by Councillor Woodman.

During member debate it was discussed that it felt the application was 'light' on parking spaces and whilst there were a number of excellent parts to the application various strong concerns were raised regarding the affordable housing element of the application. The officer confirmed that the parking provision had been discussed, with two parking studies having been completed which did not show any highway safety or public community harm. It was explained by the officer that the application was operating within the planning system that allowed the applicant to make changes to the affordable housing. He confirmed that the applicant had been able to prove that a number of changes had taken place since submission of the application, of which a review had been completed which concluded that a contribution level of £55,490 was necessary and deliverable towards the provision of affordable housing. There would be a late-stage review completed that would reassess to see if additional contributions could be sought should the viability change during construction. Further clarity was sought if at the point of the late-stage review could the amount be reduced, it was confirmed that it could result in a figure of below £0.

The Group Head of Planning was invited to make comment by the Vice-Chair in the Chair, where he read members part of the AH SP2 Policy, reminding them that whilst he sympathises with the comments made, it would be unreasonable to refuse the application on the grounds of a lack of affordable housing contribution due to the application of the VBC.

Councillor Tandy requested at the time the vote was to be taken that it be a recorded vote. Final comments in the debate were around the including a condition to stop any future development for the Bungalow to be turned into a house. The officer confirmed that condition 28 limits the permitted development rights and would stop this from happening.

A vote was then taken on the officer recommendation, where the vote FELL. Those voting For, were Councillors Bower and Kelly (2), those voting Against, were Councillors Bicknell, Blanchard-Cooper, Hamilton, O'Neill, Partridge, Tandy, Wallsgrove, Warr and Woodman (9).

Members then took part in a debate to agree a reason for refusal or deferral of the application, a number of suggestions were made including, parking provision, substandard garden size and reconsideration of the affordable housing arrangements. Due to some comments that had been made, the Group Head of Planning was invited to address members, where he stated that he had concerns at some of the language being used. He reminded members that what has been proposed had gone through the right process and whilst it may not be liked, it was their responsibility to demonstrate specifically why they did not like the application and be able to clearly demonstrate how they came to a decision.

The debate continued where it was confirmed that the 'lack of outdoor space' was deemed a marginal shortfall and not be a justifiable reason for refusal. It was then suggested that deferring the application so that further discussions could be had to improve the affordable housing arrangements and to review the outside space layout was the sensible approach.

The Committee

RESOLVED

That the application be **DEFERRED TO ALLOW FOR DISCUSSIONS TO BE HAD TO IMPROVE THE AFFORDABLE HOUSING ARRANGEMENTS AND TO REVIEW THE OUTSIDE SPACE LAYOUT FOR EACH UNIT**

(Due to a disturbance in the Public Gallery an adjournment was taken for 10 minutes at 15:20pm, the meeting resumed at 15:29pm.)

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116. AL/57/23/PL SUSSEX RECOVERY COMPANY, FONTWELL AVENUE, EASTERGATE PO20 3RU

Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This application is a departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Principal Planning Officer presented the report.

The recommendation was then proposed by Councillor Partridge and seconded by Councillor Woodman.

Members then took part in a debate where the following comments were made, the application conflicted with Aldingboure's new Neighbourhood Plan, road safety concerns and could consideration be given for a Pelican crossing, protection to be given for the surrounding hedgerows and trees and a query on the working space hub was raised. The officer provided answers to all comments made.

The Committee

RESOLVED

That the application be **APPROVED CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT**

117. APPEALS

Members noted the appeals report.

(The meeting concluded at 3.40 pm)