

PLANNING COMMITTEE

18 December 2024 at 2.00 pm

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

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

Apologies: Councillors Northeast and Wallsgrove

345. 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 [WSSCC]
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

346. APPOINTMENT OF VICE-CHAIR FOR THE MEETING

The Chair explained that the Committee needed to appoint a Vice-Chair for the meeting and invited nominations.

Councillor Hamilton proposed that Councillor Lury should act as Vice-Chair for the meeting, which was seconded by Councillor Kelly.

Following a vote, this was declared CARRIED, and it was confirmed that Councillor Long would act as Vice-Chair for the meeting.

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347. MINUTES

The Minutes of the previous meeting held on 13 November 2024 were approved by the Committee and signed by the Chair.

348. 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.

349. BE/37/24/DOV NURSERY FIELDS, LAND TO THE NORTH OF CHALCRAFT LANE, WEST BERSTED PO21 5TS

1 Public Speaker

Lynn Pack, Applicant

Application to enter into a Deed of Variation to the Section 106 agreement dated 7 September 2021 linked to BE/148/20/OUT (APP/C3810/W/21/3275040) to amend schedule 2 (affordable housing) definitions and clauses 1.1, 1.6, 1.7, 2.1, 4.2 and 4.5, add schedule 6 (first homes) and replace schedule 5 (self-build housebuilding).

The Principal Planning Officer, presented the report.

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

As there were no questions were asked, the Chair put the recommendation straight to the vote.

The Committee

RESOLVED

That delegated authority be given to the Group Head of Planning in consultation with the Chair or Vice Chair authority to complete the Deed of Variation to amend the Section 106 Agreement, with any minor amendments authorised by the Group Head of Planning.

350. BN/66/24/DOV LAND SOUTH OF BARNHAM STATION, BARNHAM

1 Public Speaker

Lynn Pack, Applicant

Application to enter a Deed of Variation to the Section 106 agreement dated 3/12/2021 linked to BN/142/20/OUT (APP/C3810/W/21/3273087) (as varied by BN/142/20/OUT) to add an additional first homes tenure to Schedule 1, Part 2 - Affordable Housing.

The Principal Planning Officer, presented the report.

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

During the member debate concern was expressed regarding the challenges were developers facing when trying to dispose of their Section 106 Affordable Housing. It was hoped that the Government would address the need to provide the social housing needed for local residents.

The Committee

RESOLVED

That delegated authority be given to the Group Head of Planning in consultation with the Chair or Vice Chair authority to complete the Deed of Variation to amend the Section 106 Agreement, with any minor amendments authorised by the Group Head of Planning.

351. BR/180/24/PL 10 CAVENDISH ROAD, BOGNOR REGIS PO21 2JW

1 Public Speaker

Sam Edmonton, Agent

Change of use from 8 bedroom House in Multiple Occupation (HMO) to 11 bedroom HMO. This application is in CIL zone 4 and is CIL liable.

The Team Leader (Development Management), presented the report with verbal updates. He advised that the recommendation before members was not affected following the publication of the revised National Planning Policy Framework on 12 December 2024. An amendment to part of the plan for bedroom number 6 had been submitted (PG90222402 revision F). (Post meeting note: the correct plan reference is PG.9011.24.02.REV F) This was following comments received from the Council's Private Sector Housing Team concerning bathroom sizes with the majority of the doors to the ensuite bathrooms changed to sliding doors to make the best use of the space available.

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

During member debate a question was asked if there would be 24 hour provision would be provided at the HMO given the proposed increase in the number of people living there. The Team Leader (Development Management), advised that this provision

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was not typical for an HMO other than if it was specifically included in their contract. The relatively large private amenity space, the more efficient use of the bathroom space and bringing of the outside of the property back to brick so it was in keeping with nearby properties was welcomed.

The Committee

RESOLVED

That the application be **approve conditionally**

352. BR/198/24/PL ASHBURY HOUSE CARE HOME, 124-128 ALDWICK ROAD, BOGNOR REGIS PO21 2PA

1 Public Speaker

Alex King, Agent

Two storey extension to provide an additional 6 No. care beds at existing care home (Use Class C2) and other associated works. This application is in CIL zone 4 (Zero Rated) as other development.

The Team Leader (Development Management), presented the report with a verbal update. He advised that the recommendation before members was not affected following the publication of the revised National Planning Policy Framework on 12 December 2024.

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

During member debate it was raised that, whilst the proposed development would add bulk to the care home the immediate neighbours had not raised an objection and it was considered that the proposal accorded with Policy H DM2 of the Arun Local Plan, which was generally supportive of the extension of existing care homes in the District.

The Committee

RESOLVED

That the application be **approve conditionally**

353. FP/145/24/PL LAND BETWEEN 49-51 SUMMERLEY LANE, FELPHAM PO22 7LP

No Public Speakers

1 No. self-build single story dwelling following demolition of garage. This application is in CIL zone 4 and is CIL liable as a new dwelling.

The Senior Planning Officer presented the report. presented the report with a verbal update. He advised that the recommendation before members was not affected following the publication of the revised National Planning Policy Framework on 12 December 2024. It was noted that the application was identical to a previous application that had been refused by the Council during 2020 on the grounds of the scale and bulk of the dwelling, and the density of the plot resulting in an out of character design. However, this application had been allowed on appeal with conditions and therefore would not be entirely out of character in the area due to their being two narrow residential plots in the vicinity of the site, specifically referenced in the Planning Inspector's decision.

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

During member debate the Senior Planning Officer confirmed that the elevational plans included provision for a chimney stack, as well as the provision of solar panels with Condition 5 setting out the requirements for the provision of decentralised, renewable or low carbon energy.

The Committee

RESOLVED

That the application be **approve conditionally**

The Chairman then wished the Committee and Officers a Happy Christmas before bringing the meeting to an end.

354. APPEALS

The appeals report was noted by members.

(The meeting concluded at 2.50 pm)