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Subject to approval at the next Development Control Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

26 May 2020 at 2.30 pm

Present: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Kelly, Lury, Mrs Pendleton, Roberts, Smith (Substituting for Mrs Warr), Tilbrook and Mrs Yeates

22. APOLOGY

An apology for absence had been received from Councillor Mrs Warr.

23. DECLARATIONS OF INTEREST

There were no declarations of interest made.

24. MINUTES

The Minutes of the meeting held on 4 March 2020 were approved by the Committee as a correct record and would be signed by the Chairman as soon as possible following the Council's resumption of normal working.

25. START TIMES

The Committee

RESOLVED

That the start times of meetings for the remainder of 2020/21 be 2.30 p.m.

26. FG/135/19/PL - SILO AT FORMER MCINTYRE NURSERY, LITTLEHAMPTON ROAD, FERRING BN12 6PG

FG/135/19/PL – Demolition of a silo & erection of an office building (B1(a) Business, 6 No. parking spaces for office workers & erection of boundary fencing, Silo at Former McIntyre Nursery, Littlehampton Road, Ferring

This application had been deferred from the meeting on 4 March 2020 as Members had expressed concerns that the visual appearance of the building was not in keeping with the character of the area – officers were therefore instructed to discuss use of alternative materials with the applicant. The Planning Team Leader presented the detail of what was now considered to be acceptable, with the use of timber cladding,

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white render and anthracite windows. A verbal update was provided to include an additional condition relating to the requirement for a schedule of materials and finishes to be used to be submitted and approved by the Local Planning Authority prior to development.

Members welcomed the use of the alternative materials and were of the view that what was now being proposed was a vast improvement and the Committee therefore

RESOLVED

That the application be approved as detailed in the report of 4 March 2020, subject to addition of the following condition:-

No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roof) of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

27. LU/91/19/PL - VARIOUS SITES ALONG LITTLEHAMPTON PROMENADE, LITTLEHAMPTON BN17 5LP

Public Speakers:- Mr D. Warne, East Beach Residents Association, Objector
Mr P. Borrington, Objector
Sloane & Brown, Agent
Cllr Andy Cooper, Objector

LU/91/19/PL – Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets, Various sites along Littlehampton Promenade, Littlehampton

The Planning Team Leader introduced this item by advising that considerable negotiations had taken place, in consultation with the Economic Development Team, to reduce the number of sites proposed from 5 down to 2 and for their use to be complementary and not in competition with nearby commercial interests. The sites identified for the units were (1) the wider part of the promenade near the River Arun; and (2) Banjo Road where coaches parked.

In considering the proposal, an in depth discussion was had by Members with a number expressing concerns relating to safety; the lack of detail being provided; the potential for restricted coach parking; rents in relation to such premium locations; the

impact of a possible increase in day tripper numbers following the easing of lockdown restrictions due to the corona virus pandemic; and that the views of the Littlehampton Regeneration Subcommittee should be sought.

The Group Head of Planning emphasised that Members should be addressing the planning merits of the application only as the issues being raised in the debate would be dealt with by other departments of the Council. He pointed out that the Council had agreed to set up a Commercial Manager post as well as an additional Cabinet Member to specifically look at opportunities such as this as part of the overall aspiration of the Council. This was the type of proposal that was in accordance with those aspirations. In addition, Members were advised that they were being asked to determine permission for a temporary change of use of the land and that the structures that would go on that land did not require planning permission. However, if there was a view as to a limit on the number of units, an informative could be place on any permission.

It was moved and duly seconded under Part 5, Section 3, Paragraph 10.10(v) that the debate be adjourned for the matter to be considered by the Littlehampton Regeneration Subcommittee and, on being put to the vote, the Committee

RESOLVED

That the application be deferred for the matter to be considered by the Littlehampton Regeneration Subcommittee.

28. LU/352/19/PL 56-57 PIER ROAD, LITTLEHAMPTON BN17 5LP

LU/352/19/PL – Extensions, alterations & new fire escape staircase to enable change of use from 1 No. restaurant into 2 No. restaurants (A3 – Restaurants & Cafes) & conversion of 1 No. 5 bed flat into 2 No. 3 bed flats, 56-57 Pier Road, Littlehampton

Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

29. AL/74/19/PL - NORTON DAIRY, OLD DAIRY LANE, NORTON, PO20 3AF

Public Speaker:- Mr N. Locke, Agent

AL/74/19/PL – Removal of condition 10 following the approval of AL/92/08 relating to the tourist accommodation lets (resubmission following AL/37/19/PL), Norton Dairy, Old Dairy Lane, Norton

Having received a report on the matter, the Committee

RESOLVED

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That the application be approved as detailed in the report.

30. CM/56/19/PL - UNIT H6, RUDFORD INDUSTRIAL ESTATE, FORD ROAD, FORD BN18 0BD

Public Speakers:- Ms J. Betteridge, Objector
Mr H. Neathercote, Objector

CM/56/19/PL – Erection & operation of concrete batching plant to include distribution of concrete from the facility, Unit H6, Rudford Industrial Estate, Ford Road, Ford

In presenting this report, the Planning Team Leader gave a verbal update that the informative at 13 on the recommendation sheet was incomplete and incorrect and should read:-

“The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being developed, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.”

The Committee was advised that the proposal was an industrial use within an industrial estate and, as the structure would be of similar appearance to others within the site, it would be in character with the locality.

In participating in a full discussion on the application, Members raised concerns regarding noise and dust; HGV movements and the unsuitability of the local road network; hours of operation; and the potential for concrete dust to be carried onto the highway.

The Planning Team Leader and the Group Head of Planning provided advice which addressed the issues raised and some Members, whilst sympathising with the concerns expressed, acknowledged that there would be insufficient grounds to refuse the application. In particular, the Planning Team Leader highlighted that a condition to require wheel washing was, in his view, not necessary as County Highways had powers under the Traffic Act to deal with any such problem should it occur.

In concluding the debate, it was formally proposed and seconded that a wheel washing and residue condition be attached to any approval, the wording to be agreed in consultation with the Chairman and Vice-Chairman and, in turning to the vote, the Committee

RESOLVED

That the application be approved as detailed in the report and the verbal update provided at the meeting,, subject to the addition of the following condition agreed in consultation with the Chairman and Vice-Chairman:-

The concrete batching plant hereby approved, shall not be used unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details to be agreed with the Local Planning Authority. The approved wheel washing facility shall be used by all vehicles prior to leaving the site. The agreed facility shall be retained in working order and used for the duration of the approved use

Reason: In the interests of road safety and in accordance with policy TSP1 of the Arun Local Plan.

31. BR/5/20/PL - 114 VICTORIA DRIVE, BOGNOR REGIS PO21 2EJ

Public Speaker:- Mr C. Westbury, Agent

BR/5/20/PL – Reduce size of existing flat roof rear extension, new lantern light, changes to fenestration & extension of boundary wall on north east elevation, 114 Victoria Drive, Bognor Regis

Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 5.15 pm)

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