

PLANNING COMMITTEE

24 November 2021 at 11.00 am

Present: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Charles, Coster, Edwards, Goodheart, Pendleton (Substitute for Kelly), Thurston and Tilbrook

The following Members were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Thurston – Minute 462 to Minutes 464; Councillor Charles – Minute 462 to Minute 465 (Part); Councillor Goodheart – Minute 466 (Part) and Minute 471 (Part).

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

Apologies: Councillor Kelly

462. DECLARATIONS OF INTEREST

Councillor Pendleton declared a Personal Interest in Agenda Item 11 [F/4/20/OUT - Land at Ford Airfield, Ford] as a Member of West Sussex County Council.

463. MINUTES

The Minutes of the meeting held on 27 October 2021 were approved by the Committee and signed by the Chair.

464. 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The Chair confirmed that Agenda Item 7 [AL/87/21/PL - Oldlands Farm, Newlands Road, Bognor Regis PO22 9FJ] had been withdrawn from the agenda ahead of the meeting.

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465. F/4/20/OUT - LAND AT FORD AIRFIELD, FORD

[Councillor Pendleton re-declared her Personal Interest made at the beginning of the meeting. Councillor Thurston joined the meeting at the beginning of this item. Councillor Charles joined the meeting during this item and declared a Personal Interest as a Member of West Sussex County Council.]

5 Public Speakers

Cllr Colin Humphris – Climping Parish Council

Nigel Searle - Objector

Philip Atkinson - Objector

Robin Shepherd - Agent

Paul Collins - Supporter

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-AS) and 1,450 sqm community / leisure floorspace (Use Classes D1- D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

The Chair welcomed Stephen Gee from West Sussex County Council to the meeting. The Principal Planning Officer presented the report with both written and verbal updates and explained the Officer recommendation had changed from Delegated Conditional Approval to Deferral due to the need to clarify discrepancies between odour assessments carried out on the site. This was followed by 5 Public Speakers and a representation from Alan Lovell read out by the Chair.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- several questions remaining unanswered (the need for improvements to the Oystercatcher junction, increased vehicle numbers including cyclists, whether improvements needed or should be completed before any of the new properties are occupied, public money via the Section 106 agreement going to a private cricket club, the viability of a bus service only once a third of properties are occupied and whether the developers should subsidise a service) and the issue of the odour assessment not being the only grounds for deferral

- concerns over the allocations of the section 106 contributions, and the need for these details to be agreed by Committee in order to more appropriately assess the application
- the objection from Grundon, why they are objecting on the grounds of odour given their role in producing some of it and Grundon's own planning application with West Sussex County Council which Arun opposed due to conflicts with the Local Plan
- support for the Masterplan having been developed with the community and for working within the constraints it had to, but the need for more joined-up thinking on all the infrastructure issues in the area (Ford Lane, Horsemere Green Lane) with Active Travel Plans and public transport arrangements to be in place before people begin move into the development to foster positive transport habits
- an increased strategic significance to be made of Ford Rail Station
- the application being an Outline planning application with all matters reserved except for access
- the length of time (22 months) the application has taken to reach Committee, it being a strategic site for house building in the District, and whether if after two sets of odour assessments deferral was a reasonable course of action or imposing further conditions was more appropriate
- no objection from West Sussex County Council Highways, but willingness from the developer to work with some of the issues posed (Horsemere Green Lane, Ford Lane)
- further appreciation that the developers and community had worked hard to create something effective and desirable, but recognition that issues still remained - highway issues and increased traffic (Climping, Ford Lane, level crossings, North End Road, into Arundel, Oystercatcher junction) in conflict with NPPF paragraph 111 and the need for a plan to deal with these issues before a decision could be made; odour issues and the differing views of consultants; conservation issues and comments from Historic England; development not providing essential road link needed between A27 and A259
- different modes of public transport – shuttle services between villages
- the need for historical information relating to the site to be made available
- whether the rail bridge at Ford should be a top priority and without it whether other improvement works would have limited impact

The Committee

RESOLVED

That the application be DEFERRED to allow for further consideration of the trigger points of Heads of Terms of the Section 106 agreement and the odour assessments.

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466. WA/63/21/PL - LAND EAST OF TYE LANE, WALBERTON

[Councillor Goodheart was absent for the vote on this item.]

Proposed alternative vehicular accesses of Tye Lane and emergency access of Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

The Chair again welcomed Stephen Gee from West Sussex County Council to the meeting. The Principal Planning Officer presented the update report which dealt specifically with the reasons given for deferral at the Planning Committee on 27 October 2021:

- a) traffic movements at the junction of Tye Lane and The Street
- b) traffic movements through the village centre along The Street
- c) confirmation that the reduction in the width of Tye Lane to accommodate the pavement would not impair the free flow of traffic

Members then took part in a full debate on the deferred application where a number of points were raised and responded to by Officers, including:

- whether there were any public benefits to the application of a new access to balance the harm caused to Walberton Conservation Area by the increase in traffic through the village
- the issue of narrow roads in the village, in parts only 5m wide, with significant on-road car parking and the reality of one-way traffic in response to this
- traffic already generated by the school
- it being a Conservation Area and the report confirming that harm would occur
- the development already having an access and whether this precluded the granting of a new access being regarded as public benefit
- contrary to various points in the Local Plan and NPPF (paragraphs 199-203)
- the new access being unnecessary and it now being the responsibility of the Planning Authority if the developer cannot sell the houses due to delays in the A27 Arundel bypass decision process
- whether the condition in the original report that the proposed improvements to Tye Lane and The Street being made in advance of the access works could be added to other similar planning applications in future where evidence demonstrated
- road widths not meeting Arun's criteria and the role of criteria if they are not being worked to
- whether, if approved, the original access would be closed
- acceptance that there would be harm but less clarity there would be public benefit

The Committee

RESOLVED

That the application be REFUSED as the implementation of the proposed alternative vehicular access off Tye Lane would result in an increased intensity of traffic movements along The Street in Walberton Village Conservation Area which would have a negative impact on the Conservation Area and its setting resulting from the development proposed which would conflict with paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Whilst there would be less than substantial harm to the Walberton Village Conservation Area there are no public benefits of the proposed development to sufficiently outweigh the harm caused to the Conservation Area. Consequently, the proposed development is contrary to Policy HER SP1 and Policy HER DM3 of the Arun Local Plan, the National Planning Policy Framework (2021), and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

467. FG/163/21/PL - THE CHALET, LITTLEHAMPTON ROAD, FERRING BN12 6PG

6 Public Speakers

Cllr Stephen Abbott – Ferring Parish Council

Peter Hyatt - Objector

Ed Miller – Objector

Joanna Goodman – Applicant

Hugh James - Agent

Cllr Roger Elkins - Arun District Council Ward Member

Development comprising of marine workshop & boatyard, martial arts gym (Class E) & storage container compound (Class B8) to replace former glasshouses. This site is a Departure from the Development Plan & is in CIL Zone 3 (Zero Rated) as other development.

The Planning Area Team Leader presented the report. This was followed by 6 Public Speakers.

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 site being previously horticultural and bounded by countryside on east, west and largely to south in a strategic gap between settlements
- proximity to Highdown Hill and an ancient burial ground
- the application having the effect of extending the semi-industrial boundary southwards
- there being no exceptional reason to approve this application in the strategic gap contrary to the Local Plan

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- whether the activities proposed were appropriate for the site, consequences for traffic on the A259 and why a pre-existing business needed to move to this site
- there being commercial development in a settlement gap
- it being material that the South Downs National Park Authority have objected to this application
- the proposed design having an adverse visual impact
- concerns over the height of the development and impacts on surrounding residents
- the width of roads especially when considering vehicles towing boats
- the issue of noise and odour
- the extent of the opening hours and the impact on residents
- positive development for future of small businesses in the area

The Committee

RESOLVED

That the application be REFUSED by reason of its location, types of use and heights of buildings will have an unacceptable impact on the character and appearance of the area and serve to unacceptably erode the strategic gap between Angmering and Worthing contrary to policies C SP1, D DM1 and SD SP3 of the Arun Local Plan and policy 7 of the Ferring Neighbourhood Plan.

468. M/99/21/PL - GUERNSEY FARM, YAPTON ROAD, MIDDLETON-ON-SEA PO22 6DY

[Councillor Pendleton declared a Personal Interest as an Arun District Councillor and West Sussex County Councillor for the ward.]

3 Public Speakers

Siobhan Jasper - Objector

Paul Carnell - Agent

Cllr Shirley Haywood - Arun District Council Ward Member

Change of use of existing farm shop and agricultural buildings to light industrial (Class E(g)) and storage and distribution use (Class B8). This site is in CIL Zone 5 (Zero Rated) as other development.

The Planning Area Team Leader presented the report. This was followed by 3 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- whether designation as a locally listed building would have any impact on the uses suitable for the building and afford any protections from light industrial use
- the conditions restricting storage on site and whether this was also possible for restricting vehicle parking or access for larger vehicles
- the agricultural land having been taken on by another farmer
- the recoverability of previous Section 106 agreements
- the ambience of this part of Middleton village and its agricultural/rural setting
- the state of Yapton Road and its already high levels of traffic, and how further increases would compromise the use of the road for local residents
- vehicular access by a narrow alley and the potential risk of damage to the fabric of the barn, and therefore whether Newlands Barn (Building 1 in the Officer's presentation) should be excluded from the application and protected
- the risk of setting a precedent for development/storage on surrounding fields and changing the character of the area
- contrary to the Local Plan EMP DM1
- the restrictive conditions on previously approved applications on the site to limit the risk of damage to the barn
- whether the application could be deferred until the listed designation and any protection is known

With the Chair casting a second, deciding vote,

The Committee

RESOLVED

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

469. BR/222/21/PL - VINCENT HOUSE, 75 HIGHFIELD ROAD, BOGNOR REGIS PO22 8PD

1 Public Speaker

Creation of 1 No 1 Bed & 1 No 2 bed Units to roof space of existing block with 2 No new car parking spaces and revised access provision. This site is in CIL Zone 4 (Zero Rated) as flats.

The Planning Area Team Leader presented the report with updates. This was followed by 1 Public Speakers.

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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 over traffic and parking on Highfield Road, but this application having more parking per unit than previously approved applications on the road
- the extra land acquired for additional parking
- concerns of overlooking and the possibility of obscured glass

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report and report update subject to the conditions as detailed and a Section 106 agreement.

470. LU/263/21/PL - LAND AT UNIT 4 HAWTHORN ROAD, HAWTHORN ROAD, LITTLEHAMPTON BN17 7LT

Construction of a two-storey office building (Use Class E). This application is in CIL Zone 2 (Zero Rated) as other development.

The Planning Area Team Leader presented the report.

The Committee

RESOLVED

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

471. AL/89/21/PL - MILDMAY, HOOK LANE, ALDINGBOURNE PO20 3TE

[Councillor Goodheart was absent for the vote on this item.]

Demolition of existing property and erection of new 4 bed dwelling house with ancillary parking.

The Planning Area Team Leader presented the report.

Members then took part in a debate on the application where the habitat survey conditions were clarified.

The Committee

RESOLVED

That the application be APPROVED CONDITIONALLY as detailed in the report subject to the conditions as detailed. If a suitable Phase 1 Habitat survey is not submitted within 2 weeks following the Committee the application shall be refused for the following reason:

Due to the lack of a Phase 1 Habitat study/mitigation strategies the development has not demonstrated it will not have an adverse impact on wildlife in accordance with policy ENV DM5 of the Arun Local Plan and EH12 of the Aldingbourne Neighbourhood Plan.

If a Phase 1 study/mitigation strategies is submitted in the timescale the final decision shall be delegated to the Group Head of Planning, following reference to the Committee Chair on any additional conditions.

472. LU/251/21/PL - 57 RIVER ROAD, LITTLEHAMPTON BN17 5DD

2 Public Speakers

Partial demolition of number 57 River Road, change of use & redevelopment to provide a flatted development comprising 6 No apartments, with private amenity space, parking & cycle storage. including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/247/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

The Planning Area Team Leader presented the report. This was followed by 2 Public Speakers.

Members then took part in a full debate on the application where a number of points were raised and responded to by Officers, including:

- protection of the flint walls and whether more could be done to protect the heritage of the building
- support for the design and the sympathetic use of the existing building
- concerns raised over underground car parks next to flood areas
- that historical information on the area would be publicly available for visitors

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The Committee

RESOLVED

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

473. EP/64/21/PL - 111 SEA ROAD, EAST PRESTON BN16 1NX

1 Public Speaker

Sioned Vos – Objector

Alterations to existing premises to facilitate use as Office. This site is in CIL Zone 4 (Zero Rated) as other development.

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 Arun design guide and how it should be being used
- preservation of the building's fabric
- a desire that the colour be sympathetic
- the use of materials
- the building not being in a conservation area or listed, and the shopfronts differing across the row

The Committee

RESOLVED

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

474. APPEALS

The Committee noted the Appeals list.

(The meeting concluded at 4.20 pm)