

MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held in the MILLENNIUM CHAMBER, MANOR HOUSE, CHURCH STREET, LITTLEHAMPTON on MONDAY 4 FEBRUARY 2019 at 6.30PM

Present: Cllrs C Blanchard-Cooper
(Chair), Ayres, Buckland,
Chester, Tandy, Warren
QVRM. The Mayor
attended Ex-Officio.

2018/2019

146. EVACUATION PROCEDURES

The evacuation procedures were noted.

147. FILMING OF COUNCIL MEETINGS USE OF SOCIAL MEDIA AND MOBILE PHONES

The procedures were noted.

148. APOLOGIES

There were no apologies.

149. DECLARATIONS OF INTEREST

Members and Officers were reminded to make any declarations of disclosable pecuniary or personal and/or prejudicial interests that they might have in relation to items on the Agenda. The standing declarations were noted. In addition, Councillors C Blanchard-Copper and B Blanchard-Cooper declared personal interests in planning application LU/371/18/HH, 50 St Floras Road, as the applicant was a family acquaintance.

150. MINUTES

The Minutes of the meeting held on Monday 7th January 2019, (previously circulated), were confirmed as a true record and signed by the Chair.

151. CHAIR'S REPORT AND URGENT ITEMS

There were none.

152. PUBLIC FORUM

There were 3 members of the public present.

- 152.1** Mr Green of Armstrong Simmonds Architects addressed the Committee regarding planning application LU/328/18/PL, 90/91 South Terrace. Speaking on behalf of the applicant and recalling the history of the application, Mr Green described the changes that had been made

to the design of the southern elevation. This included the decision to reinstate the original features such as the French doors and balcony so that the design was now visually identical to the original. Regarding the nature of the materials that would be used on the development, he confirmed that they would also match the original. It was therefore considered that the Town Council's concerns that the design was not in keeping with the character of the surrounding area had been addressed. Turning to the concerns regarding parking, Mr Green stated that the provision of four spaces, although two less than recommended in the current guidance, was an improvement on the shortfall that had existed when the building was used as a club. He therefore asked the Committee to lift its objection to the planning application.

The Chairman thanked Mr Green for his comments, which were noted.

152.2 Mr Terry Ellis addressed the Committee on a number of points. Regarding the recent traffic accident on Floyds Corner, Mr Ellis stated this was thought to have been due to a vehicle incorrectly turning at the one-way system junction with Surrey Street. He reiterated his call for a Road Traffic Officer to attend a meeting and asked that additional signage be explored at the junction and at the junction of River Road and Terminus Road where there were similar issues with traffic travelling in the wrong direction. He presented the Committee with photographic evidence of a planning notice that had been cello taped to a wall. He stated that in his view this was not acceptable, he asked that it be raised with the District Council. Finally, regarding the supplementary planning list, Mr Ellis asked if this could be displayed on the website in advance of the meeting.

152.3 Taking Mr Ellis' comments in the order in which they had been raised, it was noted that research regarding the road traffic regulations continued. They were extremely complex, and enforcement was between the District Council in terms of illegal parking and the Police in respect of speeding, breaching road traffic regulations and antisocial driving. Officers would continue to press for a Road Traffic Officer to attend a Committee meeting and in the meantime, the public were requested to report road traffic violations via the Operation Crackdown mechanism with Sussex Police. Regarding the planning notices, the Committee shared Mr Ellis's concerns and considered it appropriate that a letter be sent to the District Council, presenting the photographic evidence and seeking changes to this practice and more robust methods for displaying the notices. The Committee also agreed that uploading the supplementary list onto the Town Council's website would be explored.

153. PLANNING AND OTHER DISTRICT COUNCIL MATTERS

153.1. Planning Applications – Lists 2, 3, 4 and 5

It was **RESOLVED** that:

The representations of the Council
(appended to these Minutes as Appendix
1) be forwarded to Arun District Council.

**153.2 Planning Application LU/3/19/PL - Empty Supermarket Premises
Avon Road, Littlehampton BN17 6AT**

153.2.1The Committee received and considered a planning application (previously circulated) which proposed the demolition of the existing empty supermarket building and redevelopment of the site including the car park opposite. The plans envisaged two blocks of flats, comprising 83 one and two bedroomed apartments, flexible retail space, 41 car parking spaces and cycle parking. This was a prominent site in the Town which had been unoccupied for over three years since the Waitrose supermarket had vacated it in 2015.

153.2.2The Committee proceeded to consider the application in more detail and in the context of the policies defined within the Arun Local Plan (the Plan). It was considered that despite the pre-planning discussions that had taken place with the local planning authority, the redevelopment failed to meet the requirements of several Plan Policies and the Committee strongly objected to the plans on several grounds.

153.2.3Observing that the amount of retail space at the site had been severely scaled back, the proposals were not considered to be in conformity with Local Plan Policy RET SP1. Reducing such a prominent retail site failed to acknowledge the importance of shopping, together with a balance of other activities, to support the economic resilience of the Town Centre. They also failed to support Littlehampton's role as the main service, employment, retail and social centre as stated in Local Plan Policy SD SP1a or Local Plan Policy EMP SP2. It was also considered that the plans did nothing to improve the vitality of the town centre and reduced the level of town centre parking.

153.2.4The design, by virtue of the height of the two blocks of flats which were also adjacent to the East Street conservation area, would considerably change the character of the Town Centre. They were therefore also considered to have failed to meet Plan Policy RET DM1 as they were not judged to be of a sufficiently high standard of design and lacked due regard to the character of the site and its surroundings.

153.2.5Examining the housing tenure in more detail, it was considered that the proposals failed to accord with Local Plan Policy H DM1 because they did not provide a tenure mix appropriate to the needs of Arun as stated in the published Strategic Housing Market Assessment. This identified a need for 51% of housing developments in Arun to be three bedrooms or greater. Given the upsurge in the redevelopment of other retail sites in the Town into flats, this proposal was not considered to meet this policy as it was comprised entirely of flats of two bedrooms or

fewer. Indeed, it was observed that an opportunity had been lost to transform the site and create more much needed family housing that could also be more in keeping with the nearby conservation area.

153.2.6 Apart from the empty retail unit, the site currently contained public car parking which had recently been re-opened. This clearly demonstrated that there was a need for greater public car parking provision in the area, not less which is what would happen if the application was permitted. It was also observed that there was no provision for the delivery vehicles that would doubtless be required to support the commercial activity. In this respect, the proposal failed to conform to Local Plan Policy T DM2 as it did not demonstrate satisfactorily that the resultant loss of parking provision was acceptable. It also failed to conform to Local Plan Policy 22 in so far as the proposed number of parking spaces were deemed wholly inadequate. Not only would they fail to accommodate forecast requirements for both off and on street parking, nothing was proposed to effectively manage the consequence of under provision of car parking spaces in the Town Centre once the scheme was fully occupied. Members also questioned whether underground car parking had been considered.

153.2.7 Finally, it was observed that the District Council's Statement of Community Involvement actively promoted pre-planning engagement with local communities as well as the local planning authority. Whilst acknowledging that the site was in urgent need of redevelopment, Members judged that an opportunity to create a more sustainable mixed-use and aesthetically sympathetic development had been lost by not engaging with the community at an early stage. The Committee therefore **RESOLVED** to:

Object to the planning application and that the representations of the Committee as set out in Minutes 153.2.2 to 153.2.7 above be forwarded to Arun District Council.

153.3 Local Plan Update

The Committee were asked to consider and comment upon a draft proforma (previously circulated) which would form part of the evidence base for the preparation of the Non-Strategic Sites Development Plan Document. Members proceeded to comment on several aspects of the draft and highlighted concerns about what was considered the unrealistic phasing of the development of the West Bank on the grounds that it would require significant infrastructure to make the area developable. Regarding the land South of The Littlehampton Academy, it was noted that the site had previously been considered suitable for the relocation of emergency services. Regarding further development at Patterson Wilson Road, it was noted that land here was currently utilised by visitors at the local school. It was observed that, if developed this would displace cars in an area already struggling with issues around car parking. With the number 15 bus service coming to an end,

this would also need to be reflected in the list of public transport. The Courtwick Lane commercial area also needed to be added to the list of employment areas. It was agreed that any further comments be submitted to the Democratic Services Manager by Thursday 7th January 2019. It was therefore **RESOLVED** that:

Comments be collated and forwarded to the District Council to meet their deadline of Friday 8th February 2019.

154. TRANSPORTATION AND WEST SUSSEX COUNTY COUNCIL MATTERS

154.1 Number 15 Bus Service

The Committee received an oral update on progress with establishing a new Community Transport service around a school transport scheme. The County Council were working towards setting up a pilot. A more detailed report with funding proposals for a sperate shopping service would be considered by the Community Resources Committee at their next meeting. Members emphasised the importance of giving users enough notice regarding the withdrawal of the Number 15 service. It was **RESOLVED** that:

The update be noted.

155. MASTERPLAN – NORTH LITTLEHAMPTON

It was noted that the next meeting of the North Littlehampton Steering Group would be held on Wednesday 27th February 2019.

156. EXEMPT BUSINESS

There was none.

The meeting closed at 8:22pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 4 February 2019
Representation on Lists 2, 3, 4 and 5

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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
2	Courtwick with Toddington	MA	LU/366/18/PL	Enclosure of vacant land to form part of garden	The Lodge Courtwick Lane Littlehampton BN17 7PA	No objection
3	River	IB	LU/5/19/PL	First floor extension over existing single storey store to accommodate additional store with external staircase. This application is a Departure from the Development Plan	Harbour Park Arun Parade Littlehampton BN17 5LL	No objection
3	River	IB	LU/1/19/PL	Amendments to the internal plan of the approved two storey house at the rear of 70 High Street and enlargement of approved roof terrace (Note: see consent ref: LU/220/18/PL)	70 High Street Littlehampton BN17 5DY	No objection
3	River	IB	LU/378/18/HH	Loft Conversion with Dormers Front and Rear	35 Highdown Drive Littlehampton BN17 6HH	No objection
3	Beach		LU/377/18/HH	Two storey side extension, conversion of garage to habitable use and detached garage	50 St Floras Road Littlehampton BN17 6BB	No objection However, observing that landscaping work would be required, the Committee sought a condition that any tree works be submitted to the Local Planning Authority for approval.

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3	Courtwick with Toddington	MA	LU/379/18/RES	Approval of reserved matters following outline consent LU/47/11/ for 50 No. dwellings. This application may affect the setting of a listed building	Parcel A2/B6 Hampton Park Toddington Lane Littlehampton BN17 7PL	Objection: on the grounds that if permitted, it would have an adverse impact on the residential amenity (visual and noise) of the flats to the eastern boundary of the new road and the houses and play area on the western boundary by virtue of the elevation of the new road at this point. It was also concerning that the plans failed to take into consideration the existing properties on the western boundary of parcel A2 in Mill Lane, some of which did not feature on the plans, and made it impossible to judge the impact of the proposals on existing residents in Mill Lane.
4	Brookfield	FT/MW	LU/10/19/HH	First floor side extension	2 Horsham Road West Littlehampton BN17 6DL	No objection
4	Courtwick with Toddington	MA	LU/2/19/PL	Extension to existing warehouse with re-cladding of existing brick built unit to match (resubmisison following LU/334/17/PL).	Unit 1 Lineside Way Lineside Ind Estate Littlehampton BN17 7EH	No objection

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4	River	IB	LU/19/19/PL	Change of use from shop (A1 Shops) to dwelling (C3 Dwellinghouse), including extension to front of property & new fenestration to western, eastern & southern elevations.	44 East Ham Road Littlehampton BN17 7AP	No objection
5	River	IB	LU/328/18/PL	Change of use from existing leisure use (except lower ground floor which will retain leisure use) to 8 No flats to include extension to form new first floor, alterations to roof space including creation of dormer windows & installation of roof lights (amendment to LU/197/17/PL) . Re-submission.	90/91 South Terrace Littlehampton BN17 5LJ	No Objection. In light of the further information and explanation that had been presented to the Committee and subject to the assurances received regarding the changes to the design and materials that would be used, the Committee resolved to lift its objection to the proposals.
5	Beach		LU/18/19/PO	Application for removal of planning obligation imposed on planning reference LU/192/90 dated 3/9/1991 referring to the occupation of the cottages	41 Western Rd Littlehampton BN17 5PG	No objection
5	Beach		LU/21/19/HH	Proposed demolition of outbuilding and construction of single storey side/rear extension	44 Parkside Littlehampton BN17 6BQ	No objection
5	Courtwick with Toddington	MA	LU/26/19/HH	Remove existing flat roof and replace with a pitched tiled roof	3 Barn Close Littlehampton BN17 6JU	No objection

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5	Brookfield	DC/FT/MW	LU/334/18/PL	Extension to existing allotment site	Worthing Road Allotments Worthing Road Littlehampton BN17 6JQ	No comment.
5	Courtwick with Toddington	MA	LU/16/19/PL	Change of use of land to include into residential curtilage	47 Linnet Close Littlehampton BN17 7GW	Objection: On the ground that if approved the loss of public amenity space would set a precedent.
5	River	IB	LU/9/19/PL	Access to garden with gate & reinstatement of wall on west elevation.	64 South Terrace Littlehampton BN17 5LG	No objection