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Minutes of a meeting of the Planning and Transportation Committee held on Monday 17th August 2020 at 6.30pm

Present:

Councillor Tandy (Chair)
Councillor Buckland
Councillor Chace
Councillor Long
Councillor Turner

2020/2021

This meeting is available to view using the following link:

<https://www.youtube.com/watch?v=in5zMPbMh0E>

31. Virtual Meeting Protocol and Use of Mobile Devices

The Chair opened the meeting and explained how it would be conducted and the protocol that would be followed, including how any break in the proceedings due to technical difficulties would be managed.

32. Apologies

There were no apologies.

33. 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, and no further declarations were made.

34. Minutes

The Minutes of the meeting held on 20th July 2020 (previously circulated) were confirmed as a true record and arrangements would be made for these to be signed at a later date.

35. Chair's Report and Urgent Items

There were none.

36. Public Forum

In accordance with the Remote Meetings Protocol introduced by the Town Council, members of the public who wished to address the Council or any of its Committees during a remote meeting should have emailed their representations one clear working day before the meeting.

The Chairman reported that one representation had been received.

Mr Smithers and Ms Cooper stated:

Regarding Planning Application LU/181/20/HH, I attach the documents and images which I've submitted to ADC by way of our objection to the application. In summary, we're objecting on grounds of loss of privacy (overlooking), loss of natural light, visual impact, design & materials, and a possible contravention of prevailing covenant. From the perspective of the Parish Council though, we would urge you to consider the appearance & materials and that, in our opinion, the proposal is out of character for the area.

These houses are clearly visible from the promenade; we often hear people saying how appealing they look. The proposed development at No.12 effectively puts a large white uPVC conservatory on top of the existing balcony. As well as the immediate concern, we worry that, if approved, a precedent will be set and the whole visual appearance of the area will be spoiled.

The plans also include proposals to build out at the front of the property so that the front wall, instead of being staggered with porchway and garage as all properties in the road are now, will be a continuous wall in line with the very front of the existing porch. Once again, we feel this is entirely out of character for the area.

We would be most grateful if you could put our concerns to the meeting on 17th August.

The Chairman thanked Mr Smithers and Ms Cooper for their comments and the information that had been supplied, which had been circulated to Members. This was noted and would be taken into consideration later on when this item was discussed.

37. Pre-Application Informative Presentation

37.1.1 Brownfield Estates had approached the Town Council seeking an opportunity to inform Members of ideas for the potential future development of 57 River Road, Littlehampton. In view of this, Members indicated that should a formal planning application come forward, they would consider the matter without predetermination, taking into account the papers that were before them and the debate at that meeting.

37.1.2 The Chairman therefore welcomed representatives from Brownfield Estates to the meeting. Mr Gulland, the architect for the scheme began by explaining some of the history of the site and how the Company had developed the site next door. The plans for 57 River Road continued the contemporary design focus and would where possible retain some of the features of the old warehouses which had occupied the site in the past. The scheme envisaged a development of six apartments, comprised of two buildings; one made of brick and the other enclosed with metal cladding. The section made of cladding would be on raised columns with parking provided underneath. This was a mixture of two- and three-bedroom apartments which provided eight parking spaces with electric charging points cycle and bin storage. Access to the parking would be through a folding, motorised gate and separate pedestrian entrance was also provided via the glassed stairwell that joined the buildings. A flood risk assessment would be carried out and a strategy prepared to ensure the necessary precautions against flooding were in place.

37.1.3 Mrs Wood explained her links to the Town and commitment to providing buildings of architectural merit. Whilst every effort would be made to retain something of the remaining warehouse, the fabric of the building had deteriorated, and it was unlikely that much could be saved. Outlining the nature of the pre planning discussions that had been held with the Local Planning Authority (LPA), these had included the advice of the Conservation Area Officer as it was important that the build honoured the historic nature of the site and surrounding Conservation Area. The nature of the metal cladding proposed had yet to be determined but this choice meant that a more natural material would be used. This was also more sustainable than the more commonly used prefabricated cladding and reflected the contemporary nature of the development. It was noted that parking provision had been allocated in accordance with the LPA guidance and that arrangements for the collection of bins would be incorporated in the development. The Chairman thanked Brownfield Estates for their presentation and the representatives left the meeting.

38. Planning and Other District Council Matters

Councillor Turner declared a Personal Interest as a resident in Oakcroft Gardens in planning application LU/169/20/PL.

38.1. Planning Applications – Lists 30,31, 32 and 33

It was **Resolved** that:

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

38.2. Planning Application LU/214/20/PL- Empty Supermarket Premises, Avon Road, Littlehampton BN17 6AT

38.2.1 The 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. This was a resubmission of an earlier application which had been refused in 2019. This was a prominent site in the Town which had been unoccupied for over four years since the Waitrose supermarket had vacated it in 2015.

38.2.2 The Committee proceeded to consider the application in more detail. The development envisaged three blocks of flats, comprising 50 one, two and three bedroomed apartments, flexible retail space, 25 car parking spaces and cycle parking. Whilst recognising that significant changes had been made to the original proposals, including the reduction in the number of flats from 83 to 50, Members did not consider that they sufficiently addressed the previous concerns and strong objections remained regarding several aspects of the scheme.

38.2.3 It was considered that the design, mass and bulk of the development proposed was inappropriate for this part of the Town and did not reflect the adjacent East Street Conservation Area. (Local Plan Policy RET DM1) Members also maintained that the level of parking provision was insufficient, failed to recognise the need to accommodate deliveries and did not address the loss of public parking that would result if the development proceeded (Local Plan Policy T DM2). Additional concerns were also expressed regarding how Anchor Springs would continue to function as a small terminus for the local bus services. Members also considered that should the development be approved; a construction management plan would need to demonstrate how construction would be managed within the busy Town Centre environment.

The Committee **Resolved** to:

Object to the planning application and that the representations of the Committee as set out in Minutes 38.2.2 and 38.2.3 above be forwarded to Arun District Council.

38.3. Consultation on Proposals for Reform of the Planning System in England

The Committee received notification of a Government consultation which proposed to reform the planning system. The proposed reforms were significant and required further scrutiny. The consultation period ran until 29th October and it was therefore proposed that a summary of the proposals and draft response be brought back to the October meeting of the Committee. In the meantime, Members were urged to view the proposals which were available online at: <https://www.gov.uk/government/consultations/planning-for-the-future>. It was therefore **Resolved** that:

**The response to this consultation be considered
at the meeting on the 12th October 2020.**

39. Transportation and West Sussex County Council Matters

There was none.

40. Masterplan – North Littlehampton

Construction work in respect of the Fitzalan Link Road and the Southern section of the Lyminster Bypass continued. Detailed applications in respect of the central spine road for the Development and the Central Wetland were expected in the Autumn. It was **Resolved** that:

The update be noted.

41. Exempt Business

There was none.

The meeting closed at 8.12pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 17th August 2020
Representation on Lists 30, 31, 32

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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
30	Beach		LU/181/20/HH	Single storey side and front extension and conversion of garage to habitable use with alterations to fenestration.	12 Reef Close Littlehampton BN17 6QG	Objection: On the grounds that the design including the proposed materials is out of character when compared with the existing development in the vicinity and represents an development of the site.
30	Brookfield	DC	LU/182/20/HH	First Floor and Two Storey Rear Extension	11 Genoa Close Littlehampton BN17 6SE	No Objection
30	Brookfield	DC/AT	LU/169/20/CLP	Lawful development certificate for the proposed change of use existing detached garage to a Hair and Beauty Salon.	25 Oakcroft Gdns Littlehampton BN17 6LT	Objection: Whilst the Committee doesn't object to the principle of the application, there were concerns regarding the adverse impact on the residential amenity of the neighbouring properties in terms of additional parking for clients, ventilation and noise. Members considered it would be beneficial to have the opinion of Environmental Health on the appropriateness of the building for this type of activity and would be willing to review the application should this information be presented.
31	Beach		LU/190/20/HH	Front porch extension to include new WC cloakroom	15 The Winter Knoll Littlehampton BN17 6NB	Objection: On the grounds that the visual impact of the development and scale were out of character in terms of appearance when compared with existing development in the vicinity.

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
31	River	IB	LU/202/20/PD	Notification for Prior Approval under Class O for change of use of part of the building from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) - conversion of existing office to 2 No. self contained units	Gratwicke House 10 East Street Littlehampton BN17 6AW	Subject to the conditions recommended by the Environment Agency and District Housing Team, the Committee had no Objection to the application.
31	Wickbourne		LU/195/20/PL	Erection of 1 No. single storey flatlet dwelling.	12 Wick Farm Road Littlehampton BN17 7HR	No Objection
32	River	IB	LU/205/20/PL	Change of use of ground floor from Cafe (A3 Food & Drink) to Dwelling (C3 Dwelling house) (extension of first floor flat).	Seagull House, Ground Floor Premises 45 Pier Road Littlehampton BN17 5LW	No Objection