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Minutes of a Meeting of the Planning and Transportation Committee held on Monday 20th July 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://youtu.be/WrBmE6i8GTI>

20. Virtual Meeting Protocol and Use of Mobile Devices

The Chairman 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.

21. Apologies

There were apologies from Councillor Rhodes.

22. 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 Councillor Turner declared a personal and prejudicial interest in planning application LU/158/20/DOC, Land South of Cornfield Close, as a resident of a property adjacent to the site. She confirmed that she would leave the meeting when this item was discussed.

23. Minutes

The Minutes of the meeting held on 22nd June 2020 (previously circulated) were confirmed as a true record and it was noted that arrangements would be made for these to be signed at a later date.

24. Chair's Report and Urgent Items

24.1. A259 Bognor Regis to Littlehampton Feasibility Study – Second Stakeholder event

The County Council were seeking views from those authorities locally impacted regarding work that had been completed to date on options for improvements to this section of the A259. It was anticipated that there would be wider public Consultation on the options later in the year. It was therefore **Resolved** that:

The link to the feasibility study be circulated and that any comments be forwarded to the Assistant Clerk who would collate and relay them to the organisers.

25. 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 Wignall stated:

“Regarding to Planning Application LU/144/20/HH, 25 Windward Close, I do not know if the Committee is due to consider the above application on 20 July, but if so I would wish to make the following comments to them: 1. this is the same application considered and objected to as on 9th Dec.2019. 2. my grounds for objection are the same as stated by me to your committee at that time, visual intrusion; design, materials, and elevations contrary to existing garages, which have brick facades and pitched pantile roofs.3. likely loss of trees due to inability to maintain fencing via the existing parking space. 4. In short over development impacting upon the private amenity of myself and no 29. I am also reminding Arun that this is the same as the original application LU/116/10 rejected by them.”

The Chairman thanked Mr Wignall for his comments which were noted and would be taken into consideration later on when this item was discussed.

The meeting adjourned at 6:41pm due to technical issues and resumed at 6:47pm.

26. Pre-Application Informative Presentation

Due to the technical issues consideration of this item was deferred.

27. Planning and Other District Council Matters

27.1. Planning Applications – Lists 26, 27, 28 and 29

Councillor Turner redeclared her prejudicial interest in planning application LU/158/20/DOC and left the meeting at 6:48pm while this matter was considered by the committee. She re-joined the meeting at 6:57pm.

It was **Resolved** that:

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

27.2. Rampion 2 Offshore Windfarm Consultation

The Committee received a report (previously circulated) which set out a summary of the proposals to expand the existing offshore wind farm westwards to Littlehampton reaching landfall at Climping. It was noted that the exact position of where the infrastructure supporting the farm would make landfall had yet to be identified. The decision-making process for major infrastructure projects such as this was lengthy, and this initial consultation sought comments on the scope of work that would be needed in the planning process. Reviewing the summary of activities, the Committee highlighted the following aspects as matters they wished to see included in the scoping work:

- Impact of the construction and operation of the wind farm on the local fishing fleet that operated out of Littlehampton Harbour.
- Onshore impact locally during the construction phase.
- The inclusion of an analysis of Phase 1 to sit alongside the Phase 2 work and cross referenced at all stages throughout the project.

It was therefore **Resolved** that:

The comments as set out in Minute 27.2 above, be forwarded to the Planning Inspectorate.

28. Transportation and West Sussex County Council Matters

28.1. Planning Application WSCC/036/20, Ford Energy from Waste and Waste Treatment Facility

The Town Council had received notification (previously circulated) of proposals for a new energy recovery and waste treatment facility at the Ford Circular Technology Park. The proposals envisaged the development of an all-encompassing waste management and energy recovery facility which would significantly increase the size of the current waste operation at this site. Whilst Members acknowledged the need for facilities to deal with waste, there were significant concerns about the scale of the operation as proposed and reservations about emissions and impact of the chimney on the surrounding environment. Observing that significant residential development was also proposed in the vicinity and the increased volume of heavy traffic that an operation of this size would generate, Members considered it imperative that the impacts of all these factors were not considered in isolation especially as roads in the area were already congested. Observing that WSCC as the Highways Authority were also investigating options for improvements to the Bognor Regis to Littlehampton section of the A259, and had yet to comment on the plans, Members emphasised the importance of adopting a holistic approach to the assessment of the impact of this scheme on the local highways network. The Committee therefore **Resolved** to:

Object to the planning application and that the comments, as set out in Minute 28.1, above, be submitted.

29. Masterplan – North Littlehampton

29.1. Planning Application LU/164/20/PO - Land North of Toddington Lane, Littlehampton

The Committee had before it (previously circulated) a summary of proposed revisions to the previously agreed planning obligations in relation to the North Littlehampton development. Permission was sought to increase the occupations trigger from 350 to 450 homes to allow completion of the southern section of the Lyminster Bypass, changes to the tenure of the affordable housing provision and other minor amendments. The Committee **Resolved**:

Not to object to the application.

29.2. Planning Application LU/152/20/RES - Fitzalan Link land between A259 Worthing Road & East Street, Littlehampton

The Committee had before it (previously circulated) details of a reserved matters application regarding infrastructure relating to the construction of the Fitzalan Link Road and associated landscaping. It was a Town Council Priority to see a landscaping scheme to reflect the prominent nature of the southern entrance to Link Road as a gateway to the Town and the Council's wish to be engaged the development of these proposals was emphasised. The Committee **Resolved**:

Not to object to the application.

29.3. Planning Application LU/178/20/RES- Phase 4 Hampton Park, Toddington Lane, Littlehampton

The Committee received proposals (previously circulated) which set out reserved matters relating to the design and layout of the Central Wetland area (Phase4). Members considered that overall, this was a well-designed proposal that reflected the current setting. However, observing that this phase of the development comprised mainly family homes, the Committee considered that the parking provision was insufficient, particularly for the 3- and 4-bedroom properties as these were likely to need more parking and greater provision to accommodate visitors. It was therefore **Resolved** that:

To object to the to the application on the grounds that parking provision was insufficient.

30. Exempt Business

There was none.

The meeting closed at 8:28pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 20th July 2020
Representation on Lists 26, 27, 28

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| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|---------------|------------------------------|-----------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26 | Brookfield | DC | LU/144/20/HH | Detached Single Garage | 25 Windward Close Littlehampton | Objection: On the grounds that the proposed garage was visually intrusive by virtue of the concrete material that was considered incompatible with the surrounding buildings and that if agreed could result in the loss of trees that currently provide screening. |
| 26 | River | IB | LU/147/20/HH | Single storey infill extension, first floor rear extension with rear dormer and alterations to fenestration | 10 Norman Close Littlehampton BN17 6BY | No Objection |
| 27 | Beach | | LU/149/20/PL | Installation of a 4m high timber sculpture shaped in the form of 3 No. waves, fixed to a concrete base. This application is not CIL Liable (Zero Rated). | Littlehampton Wave Sea Road Littlehampton BN16 2NA | No Objection |
| 27 | Beach | | LU/146/20/HH | Single storey side extension and alterations to fenestration | 7 Shannon Close Littlehampton BN17 6PR | Objection: on the grounds that the proposal is out of character with the surrounding area and would be overdevelopment of the site. |
| 27 | Beach | | LU/162/20/L | Listed building consent for the repointing of front elevation & replacement of rear doors | 20 Western Road Littlehampton BN17 5PG | No Objection |
| 27 | Courtwick with Toddington | JL/FT | LU/159/20/HH | The construction of a new single storey side extension and associated works | 38A Lyminster Road Wick Littlehampton BN17 7LB | No Objection |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 20th July 2020
Representation on Lists 26, 27, 28

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| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|---------------|------------|-----------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 27 | Wick | | LU/153/20/HH | Front porch | 30 Lansdowne Road Littlehampton BN17 6JG | Objection: on the grounds that the proposal is out of character with the surrounding area and would be overdevelopment of the site. |
| | Brookfield | DC | LU/158/20/DOC | Approval of details reserved by condition imposed under ref LU/330/18/PL relating to Condition No 7 – Construction Management Plan. | Land south of Cornfield Close Littlehampton BN17 6LD | No Objection |
| 28 | Beach | | LU/161/20/HH | Proposed single storey rear / side extension | 5 Woodlands Road Littlehampton BN17 5PP | No Objection |
| 28 | River | IB | LU/163/20/PL | Demolition of existing conservatory, single storey front & rear extensions & change of use from HMO (Sui Generis) to 5 No. flats (4 net) (C3 Dwelling house). This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a listed building. This application is not CIL Liable as flats in Zone 4 (Zero Rated). | 6 Selborne Place Selborne Road Littlehampton BN17 5NH | Objection: Whilst the Committee welcomed the move to convert the premises from an HMO to a better standard of residential accommodation, there were significant concerns that the some of the flats did not meet the minimum space standards (Policy DDM2 of the Arun Local Plan). However the Committee did also consider that the proposals were well presented and indicated that if the issues with the room sizes could be satisfactorily addressed they would be willing to reconsider their decision. |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
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Representation on Lists 26, 27, 28

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| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|----------------------|---------------------------|------------------------|---------------------|----------------------------------------------|----------------------------------------------------------------------------|-----------------|
| 28 | Courtwick with Toddington | JL/FT | LU/132/20/HH | Two storey side extension and porch to front | 1 Toddington Farm Cottages Toddington Lane Littlehampton BN17 7PN | No Objection |
| 28 | Wick | | LU/172/20/HH | Side extension. | 12 Swanbourne Road Littlehampton | No Objection |
| 28 | Wick | | LU/171/20/HH | Loft conversion. | 110 Highdown Drive Littlehampton BN17 6HP | No Objection |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
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Representation on Lists 29

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| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|--------------------------|-------------|----------------------------|-------------------------|---------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 29 | Wick | | LU/173/20/HH | Erection of replacement ancillary building. | 7 Stanley Road Littlehampton | Objection: On the grounds that the design is out of character in terms of its appearance compared with existing development in the vicinity. |