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Minutes of a Meeting of the Planning and Transportation Committee held on Monday 1st February 2021 at 6.30pm

Present:

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

2020/2021

This meeting is available to view using the following link:

<https://www.youtube.com/watch?v=A3nRkY1Wfkl>

93. 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.

94. Apologies

There were no apologies.

95. 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 at this point.

96. Minutes

The Minutes of the meeting held on 4th January 2021 (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.

97. Chair's Report and Urgent Items

97.1. Proposed Development, Land South of Littlehampton Academy, Online Exhibition

The Town Council had been notified that a two-week virtual exhibition regarding development proposals on the former Elmgrove Road site from 28th January to 11th February 2021 (previously circulated). This was an informal consultation and the promoters of the scheme had also contacted the Town Council offering a briefing about their proposals for Members. This was welcomed and it was therefore **Resolved** that:

A Member Briefing regarding the proposed development of Land South of Littlehampton Academy be arranged.

97.2. Arun District Council Consultation on Parking Charges

Councillor Buckland declared a personal interest as a Member of Arun District Council in the following item and confirmed he wouldn't participate in the discussion.

The District Council had launched a consultation (previously circulated) regarding a variation to car parking charges. This related to the seasonal car parks only and would ordinarily fall within the remit of the Policy and Finance Committee. However, to meet the consultation deadline, it was proposed that a response be prepared by the Town Clerk in consultation with the Chair and Vice Chair of that Committee. The views of the Committee were therefore sought to help inform the Town Council's response. Although no changes were proposed in terms of Town Centre parking fees, Concern was expressed about the potential negative impact on tourism that could result from increasing seasonal parking fees. It was **Resolved** that:

The views of the Committee, as set out in Minute 97.2, above, be noted for inclusion in the Town Council's response to this consultation.

98. 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. There were none.

99. Planning and Other District Council Matters

99.1. Planning Applications – Lists 1, 2, 3 and 4.

It was **Resolved** that:

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

99.2. Rampion 2 Offshore Wind Farm (Rampion 2) Update

The Committee received a report (previously circulated) which contained an update on progress with the proposed Rampion 2 wind farm development. An informal consultation on the initial draft proposals had been launched aiming to raise awareness and seek feedback on the proposals. In addition, it had been suggested that the parishes of Littlehampton and Clymping would benefit from a joint public meeting with the project team. Observing the interest that these proposals were generating in the wider community; Members were supportive of this proposal as a mechanism for Councillors and local residents to understand how the communities that would be most directly impacted by the proposals would be affected. Acknowledging that the planning process was lengthy, this was also timely as a formal consultation was expected in the Spring. A Community Liaison Group meeting would also be taking place on the 4th February 2021 and the Committee also wished to see the question of the impact of the scheme on the sea defences raised with the project team. As the Town Council's representative on this Group, Councillor Buckland agreed to take this forward at the forthcoming meeting. It was therefore **Resolved** that:

- 1. A Joint Public Meeting with Clymping Parish Council on the Rampion 2 Project be supported.**
- 2. The impact of the scheme on the sea defences be raised at the next meeting of the Community Liaison Group.**

100. Transportation and West Sussex County Council Matters

There were none.

101. Masterplan – North Littlehampton

It was reported that the next meeting of the Steering Group was scheduled to take place on 9th February 2021 and any updates from this would be brought to the March Committee. It was **Resolved** that:

The update be noted.

102. Exempt Business

There was none.

The meeting closed at 7:36pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 1st February 2021
Representation on Lists 1, 2, 3

Page 1 of 3

Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
1	Brookfield	DC	LU/276/20/HH	Side Extension and 2 storey rear extension (Resubmission of previously approved LU/334/19/HH).	Parkfield Worthing Road Littlehampton BN17 6SH	No Objection
1	River	IB	LU/353/20/HH	Two storey side extension comprising of 1st floor extension with a car-port beneath. Convert detached garage into habitable accommodation.	29 Rosemead Littlehampton BN17 6UH	No Objection
1	River	IB	LU/312/20/HH	Part conversion of garage to create an self contained annex	18A River Road Littlehampton BN17 5BN	Objection: Observing the planning history for the site the Committee considered that the rationale for not permitting accommodation on the ground floor and the loss of parking area was still relevant and that the application constituted an over development of the site.
1	River	IB	LU/354/20/HH	Single storey rear extension and enlargement of existing first floor side facing dormer window	6 St Marys Close Littlehampton BN17 5PZ	No Objection
1	River	IB	LU/343/20/L	Conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing	Vine Cottage 1 Church Street Littlehampton BN17 5EL	No Objection subject to the endorsement of the Conservation Officer.
1	River	IB	LU/342/20/HH	Conversion of existing dairy building into a new kitchen, internal alterations, a replacement carport and replacement garden fencing	Vine Cottage 1 Church Street Littlehampton BN17 5EL	No Objection subject to the endorsement of the Conservation Officer.

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 1st February 2021
Representation on Lists 1, 2, 3

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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
2	River	IB	LU/349/20/HH	Extension of rear balconies of 32 and 33 Mariners Quay.	32 & 33 Mariners Quay Littlehampton BN17 5DA	Objection: On the grounds that it is out of character and that the nature of the proposal was obtrusive and would have an adverse impact on the residential amenity of the neighbours. It was also observed that the original design by its very nature avoided this issue and there was concern that if approved this would set a precedent.
3	Beach		LU/6/21/PL	Variation of condition 2 - plans condition, under LU/242/19/HH for reduced scheme and lower the balcony screen wall height.	5 Reef Close Littlehampton BN17 6QG	No Objection
3	Brookfield	DC	LU/350/20/PL	Erection of a new dwellinghouse	215 Timberleys Littlehampton BN17 6QD	Objection: Observing the pre-planning advice, whilst dated, the Committee considered that the plans lacked clarity regarding the steps to overcome neighbouring amenity and design issues, particularly in respect of the side entrance and window that would be lost from the existing premises if the new development were permitted.

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 1st February 2021
Representation on Lists 1, 2, 3

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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
3	River	IB	LU/13/21/PL	Change of use of existing single dwellinghouse (C3) to an 8-bedroom House in Multiple Occupation (Sui Generis).	125 Bayford Road Littlehampton BN17 5HW	Objection: on the grounds that it does not comply with Policy H SP4, Houses in multiple occupation, of the Arun Local Plan. This policy states that: "Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria: a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing, b. Do not contribute to the generation of excessive parking demands or traffic in an area; c. Provide adequate areas of open space." The Committee considered that the proliferation of HMO's in this area is destroying the character of the area, reducing the number of dwellings available for much needed family homes and bring more pressure to bear local infrastructure, particularly medical facilities. Observing the number of objections to this application Members were also concerned about the impact of this development on the residential amenity of other residents in the area which was contrary to Policy DDM1 of the Arun Local Plan. In addition, it was observed that the plans proposed shared bathroom facilities which was not considered acceptable.

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 1st February 2021
Representation on Lists 4

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Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
4	Beach		LU/24/21/PL	Change of use of ground floor from nursery school to domestic residence to add to upper floors to form a house. This site is in CIL Zone 4 (Zero Rated) as other development.	40 Norfolk Road Littlehampton BN17 5HE	No Objection
4	Wickbourne		LU/15/21/PL	External alterations to include 2 No. fire security doors to replace existing access doors on front & rear elevations, high level vents to the rear elevation, proposed mirror film & protection bars on existing windows. This site is in CIL Zone 4 (Zero Rated) as other development.	Unit 6a Arndale Road Littlehampton BN17 7HD	No Objection