

Minutes of a Meeting of the **Planning and Transportation Committee** held in
The New Millennium Chamber, The Manor House, Church Street,
Littlehampton BN17 5EW on Monday 6 December 2021 at 6.30pm

Present:

Councillor Buckland – Vice Chair in the Chair
Councillor Tandy
Councillor Tilbrook
Councillor Turner
Councillor Woodman

2021 to 2022

80. Evacuation Procedures

The evacuation procedures were noted.

81. Filming of Council Meetings, Use of Social Media and Mobile Phones

The procedures were noted.

82. Apologies

There were apologies from Councillor Long.

83. 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.

Councillor Tilbrook declared a personal interest in agenda item 8.1, Planning Applications, as a Member of Arun District Council's Planning Committee. He confirmed that when considering the planning applications for Littlehampton, he would do so without predetermination, taking into account the papers that were before him at that meeting.

84. Minutes

The Minutes of the meeting held on 8 November 2021, previously circulated, were confirmed as a true record and signed by the Chair.

85. Chair's Report and Urgent Items

Proposed Fort Road Parking Restrictions – Traffic Regulation Order

The Committee received details of a Traffic Regulation Order – copy attached to the Minutes – which, if implemented, would see the introduction of double yellow lines prohibiting waiting at any time on both sides of the highway at the junction of Fort Road, with Fort Road East. Members proceeded to consider the application in terms of the impact of the change on users of the Town Council's Ford Road allotment site and the potential displacement of vehicles in the surrounding area. The impact on the allotments was thought to be small as most users were local and as ever it was considered that this type of restriction was only effective if was backed up with enforcement. Acknowledging that the application aimed to improve road safety the Committee therefore **Resolved**:

**Not to object to the Traffic Regulation Order and
that the Committees' comments be forwarded to
the County Council.**

86. Public Forum

86.1. There were no public present.

Councillor Turner declared a personal interest in the following matter as member of Protect Coastal England, an organisation aligned with the Campaign for the Protection of Coastal Sussex.

86.2. The Committee received two written representations relating to the proposed development of the Rampion 2 Windfarm. The first was from the Littlehampton Society and the East Beach Residents Association regarding the Rampion 2 Wind Farm consent process. The committees of both groups wished to ensure that Members had the opportunity to take note and be aware of outcomes from the community-led public meeting on the Rampion 2 consultation and the recent the National Energy Policy Framework consultation. The second was from the Littlehampton Society which sought to make Members aware of a new group, the Campaign for the Protection of Coastal Sussex which would maintain a watching brief on the progress of the Rampion 2 proposals and offer regular updates.

86.3 These representations were received and noted by the Committee. Members also recalled that the District Council were commissioning an impact assessment and acknowledged that this would also be a valuable source of information regarding the impact of the development. It was noted that Members would contact these groups direct if they wished to receive their updates.

87. Planning and Other District Council Matters

87.1. Planning Applications – Lists 45, 46, 47 and 48

It was **Resolved** that:

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

87.2. Planning Application LU/252/21/PL – 6 Selbourne Place, Littlehampton

The Committee was requested to review its response to this application in light of the comments from the District Council's Houses in Multiple Occupation Officer, previously circulated. In his response to the application, he had highlighted that whilst the accommodation did meet the minimum standards, it was still lacking in other aspects, namely bathroom provision and windows. It also showed that whilst planning could be approved, this did not guarantee that a Houses in Multiple Occupation license would be granted. This emphasised the importance of engagement in the licensing process for Members of the Committee and it was agreed that this be raised with the District Council. Overall, Members still had significant concerns about the provision in relation to bathrooms and windows and the Committee therefore **Resolved** to:

Maintain its objection to the application and that the comments set out in Minute 87.2. above be forwarded to the District Council.

87.3. Fitzalan Acoustic Barrier

It was noted that a Special Meeting of the District Council's Planning Committee had been called to consider consultant reports regarding the barrier. The Town Council had been invited to make a representation which could be in person or written. The meeting was scheduled to take place on 15th December 2021, but the agenda and report had yet to be published. In view of the timescale, it was agreed that the report be circulated to the Committee as soon as it was available and comments collated. It was therefore **Resolved** that:

Authority be delegated to the Town Clerk, in consultation with the Chair, to agree the Committees' response and forward it to the District Council.

88. Review of Strategic Aims and Objectives

The Committee received a report, previously circulated, which set out the Town Council's strategic policies, aims and objectives as they related to the remit of the Committee. These had recently been reviewed to ensure they were relevant and reflected the Priorities of Council. Members proceeded to review theses in more detail and the following updates were noted:

- Connections to the new developments in North Littlehampton would be considered as part of any community and or bus service initiatives.
- The Council would only look to update the Neighbourhood Plan if, through working with the District Council, further sites were identified that both agreed were appropriate for residential development.
- The Heritage Group continued to work on their project regarding updating conservation area statements in the parish.

These did not affect the overarching aims and objectives as they related to the work of the Committee and no further changes were proposed. It was therefore **Resolved** that:

Council be recommended to adopt the Aims and Objectives as they related to the work of this Committee.

89. Transportation and West Sussex County Council Matters

89.1. Ford Circular Technology Park, Ford Road, Ford BN18 0XL

The Committee received an update from the County Council confirming that the above planning application had been withdrawn – previously circulated. It was **Resolved** that:

The update be noted.

90. Masterplan – North Littlehampton

90.1. Planning Application LU/369/21/RES – Central Wetland Area Hampton Park Toddington Lane Littlehampton BN17 7PL

The Committee had before it details of a planning application, previously circulated, which set detailed proposals for the design of the central wetland area of Hampton Park including the spine road and crossing structures. Reviewing the plans Members were supportive of the proposals and considered them to be vital to the success of the development that would provide a valuable and attractive leisure amenity for residents and the wider community in the future. It was therefore **Resolved** that:

The application be supported, and the Committee's views be forwarded to the District Council.

91. Committee Budget Proposals 2022 to 2025

- 91.1.** The Committee received a report, previously circulated, which set out the draft Planning and Transportation Committee Budget for the three years covering 2022 to 2025 as well as the Earmarked Reserves that related to this Committee. It was **Resolved** that:

- 1. The draft Committee budget for 2022 to 2023 and the projected budgets for 2023 to 2024 and 2024 to 2025 be approved and the proposals be Recommended to the Policy and Finance Committee.**

**2. The Committee's Earmarked Reserve position
be noted.**

92. Exempt Business

There was none.

The meeting closed at 7.40 pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL Planning & Transportation Committee 6 December 2021 Representation on Lists 45, 46, 47, 48

Plan List No.	Ward	Ward Councillor	Planning No.	Details of Application	Location	Comments
45	Beach	BW	LU/343/21/HH	Part demolition of garage, single storey side extension and pitched roof to match existing house	2 Fairway Littlehampton BN17 6PY	No objection
46	Beach	BW	LU/360/21/CLP	Lawful development certificate for the proposed amend to the type of material and colour of the finishes of the existing approval LU/131/20/PL.	15 South Terrace Littlehampton	No objection
46	River	IB	LU/346/21/HH	Erection of first floor rear extension including 1 x rear juliet balcony and alterations to ground floor rear fenestration/openings.	47 St Marys Close Littlehampton BN17 5QE	No objection
46	River	IB	LU/340/21/PL	Application for works to existing building including; Insertion of new windows and rooflights, infilling of windows, replacement of window with Juliet balcony door and replacement of roofs and new coping to flint wall. This application is in CIL Zone 4 and is zero rated as other development.	The Old Printworks 7 Arundel Road Littlehampton BN17 7BY	Objection: on the grounds that the works would have an adverse impact on the residential amenity of the neighbouring property by virtue of the close proximity, overlooking and loss of privacy and windows opening out on to neighbours' residences.
46	River	IB	LU/358/21/CLP	Lawful development certificate for a proposed single storey rear extension.	12 St Marys Gardens Littlehampton	No objection
46	Wickbourne	JL/FT	LU/350/21/PL	Retention of solar PV panels on roof of employment units. This site is in CIL Zone 4 (Zero Rated) as other development.	Units 33-36 on Land at Lineside Industrial Estate Northwest Eldon Way Littlehampton BN17 7HE	No objection
46	Wickbourne	JL/FT	LU/362/21/HH	Erection of single storey side/rear extension including the installation of 2 x rooflights to pitched roof.	1 North Ham Road Littlehampton BN17 7AR	No objection

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47	River	IB	LU/359/21/PL	Change of use from C2 residential to an HMO (Sui Generis) (resubmission following LU/124/21/PL. This application may affect the setting of a listed building and may affect the East Street, Littlehampton Conservation Area.	18-22 East Street Littlehampton BN17 6AW	No objection. Whilst the committee had no objection on planning grounds, members still had significant concerns about the adequacy of the facilities particularly bathrooms & parking should the premises be licenced to their potential full capacity of 22. The committee therefore requested that these factors be carefully considered as part of the licencing process.
47	Wick	JL/FT	LU/364/21/HH	Erection of single storey rear extension following the demolition of existing rear conservatory	23 Blakehurst Way Littlehampton BN17 6HE	No objection
48	Beach	BBC	LU/384/21/HH	Single storey rear extension following demolition of existing rear extension.	18 Middle Mead Littlehampton BN17 6QH	No objection
48	Beach	BW	LU/380/21/PL	Replacement of 1 No PVCu window with a timber window to the rear (East) elevation. This application may affect the setting of a listed building, affects the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 (Zero Rated) as other development.	Regency Court Nursing Home 18-20 South Terrace Littlehampton BN17 5NZ	Supported
48	Beach	BW	LU/381/21/L	Listed building consent for the replacement of 1 No PVCu window with a timber window to the rear (East) elevation.	Regency Court Nursing Home 18-20 South Terrace Littlehampton BN17 5NZ	Supported
48	Brookfield	AT	LU/375/21/CLP	Lawful development certificate for a proposed side extension.	39 Westlands Rustington	No objection