



Arun District Council
Arun Civic Centre
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24th August 2020

Peter Herbert, Town Clerk
Littlehampton Town Council
Church Street
Littlehampton
West Sussex
BN17 5EW

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/214/20/PL
Site Address: Empty Supermarket Premises Avon Road Littlehampton BN17 6AT
Description of works: Demolition of existing buildings & redevelopment comprising 50 No. residential units (Class C3) & flexible commercial floorspace (Class A1, A2, A3 and/or D1) together with the provision of car & cycle parking, landscaping & associated works (resubmission following LU/3/19/PL). This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area. This application is in CIL Zone 4 (Zero Rated) as 'flats & other development'.

Thank you for your internet representation made on 21st August 2020 which has been recorded as an objection with the comments as follows:

OWPC29174

EXTRACT MINUTES of a MEETING of the PLANNING AND TRANSPORTATION COMMITTEE held on MONDAY 17TH AUGUST 2020 at 6.30PM

Present:
Cllrs Tandy (Chair), Buckland, Chace, Long and Turner

2020/2021

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.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.