

SPECIAL DEVELOPMENT CONTROL COMMITTEE

21<sup>st</sup> June 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Butler, Dyball, Gammon (substituting for Councillor Brookman), Mrs Harrison, Mrs Hazlehurst, Hill, Mrs Maconachie, Mrs Stainton and Steward.

Councillor Butcher was also present at the meeting.

114. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Brookman and Lury.

115. DECLARATIONS OF INTEREST

There were no declarations of interest made.

116. PLANNING APPLICATION LU/61/06 – RESIDENTIAL DEVELOPMENT OF 396 DWELLINGS (INCLUDING AFFORDABLE HOUSING) VARIOUR HOUSE/FLAT TYPES; PUBLIC OPEN SPACE INCLUDING LAPs (LOCAL AREA FOR PLAY) AND A LEAP (LOCAL EQUIPPED AREA FOR PLAY); ACCESS, PARIING AND SERVICING ARRANGEMENTS; AND ASSOCIATED LANDSCAPING, TODDINGTON NURSERIES, LITTLEHAMPTON

The Chairman welcomed to the meeting various representatives of the applicant, Wimpey Laing Homes, who were in attendance to inform the Committee by way of a presentation on the detail of the proposed housing development for 396 homes at Toddington Nurseries, Littlehampton. It was emphasised by the Chairman that, at this stage, Members were only being briefed on the application as it would then come forward for determination at the Special meeting scheduled for 19<sup>th</sup> July 2006.

There then followed a question and answer session involving Members, the public and the applicant's representatives which covered a variety of issues including :-

Special Development Control  
Committee – 21.06.06.

affordable housing; public transport; provision of materials by local suppliers; viability of a retail outlet on the site; Doctors surgery; and car parking.

The Chairman thanked all those present for their contribution to an informative discussion.

**The Chairman then called a 15 minute adjournment to the meeting.**

117. \*PLANNING APPLICATION LU/45/06 – TODDINGTON NURSERIES, WORTHING ROAD, LITTLEHAMPTON

- (i) Closure of existing Toddington Lane junction with A259 Worthing Road;
- (ii) Construction of new priority junction with A259 Worthing Road including single land dualling of a section of A259 Worthing Road;
- (iii) Construction of link road connecting existing Toddington Lane with new access road;
- (iv) Widening of A259 Worthing Road entry onto Watersmead Roundabout and spiral road markings;
- (v) Provision of Toucan crossing across A259 Worthing Road immediately west of the site; and
- (vi) Provision of new vehicular and pedestrian access to the north-west of the site from Toddington Lane.

Prior to consideration of this item, the Chairman welcomed to the meeting Mr Duncan Barratt and Mr Keith Comins of the West Sussex County Council Highways Department, who were present to respond to any questions from Members during the course of their debate.

The Committee was reminded by the Planning Team Leader that this matter had been deferred at the meeting on 10<sup>th</sup> May 2006 for further information and that the Highway Authority had been in discussion with the applicant's engineering consultant on highway and safety issues. Members were now being presented with a further report, together with the officer's written report update detailing additional information to be included under Relevant Planning History; an additional consultation response and objection received; and an amended condition. Verbal advice was also given that one further condition relating to archaeological works, as required under the Development Plan, should be added to the recommendation.

During the course of consideration of this proposal, a number of questions from Members were responded to by the County's Highway Authority, following which the Committee

**RESOLVED**

That the application be approved as detailed in the report and the officer's written report update and subject to an additional condition to read :-

“No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason : The site is potentially of archaeological interest in accordance with Policies CH7 of the West Sussex Structure Plan and AREA17 of the Arun District Local Plan.

(The meeting concluded at 4.30 p.m.)