

DEVELOPMENT CONTROL COMMITTEE

28 January 2015 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Mrs Bower, Bower, Charles, Haymes, Maconachie (substituting for Councillor Evans), McDougall, Northeast, Mrs Oakley (substituting for Councillor Mrs Goad), Mrs Pendleton, Mrs Smee and Mrs Stainton.

[The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated - Councillor Mrs Pendleton - Minutes 514 to 518 (Planning Application P/105/14/PL; and Councillor Mrs Smee Minutes – 517 (Planning Application BR/307/14/PL to Minute 518)].

514. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bowyer, Evans, Mrs Goad and Steward.

515. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a "Prejudicial Interest" this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

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Councillor Northeast declared a personal interest in Planning Application LU/297/14/PL as the proposal was in his Ward and a prejudicial interest in Planning Application EP/158/14/HH as he knew the applicant.

Councillor Haymes declared a personal interest in Planning Application A/154/14/OUT as Chairman of the Angmering Advisory Group.

Councillor Bower declared a personal interest in Planning Application A/154/14/OUT as he knew the applicant. He stated that he would speak to the application and then withdraw from the meeting during its consideration.

Councillor Mrs Bower declared a personal interest in Planning Application A/154/14/OUT as she knew the applicant.

516. MINUTES

The Minutes of the meeting held on 17 December 2014 were agreed by the Committee as a correct record and signed by the Chairman.

517. PLANNING APPLICATIONS

R/275/14/HH – New two storey side extension, single storey rear extension & loft conversion following demolition of existing single storey extension (resubmission following R/150/14/HH), 4 Walders Road, Rustington Having received a report on the matter, together with the officer's written report update detailing a letter of support from a neighbour, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/102/14/HH – Pitch roof front extension, 14 Barons Mead, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing amended plans received and resultant amended Condition 2 and deletion of Condition 3, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update.

P/105/14/PL – Demolition of agricultural store & extension to agricultural building, Sefter Farm, Pagham Having received a report on the matter, together with the officer's written report update detailing receipt of a Heritage Impact Assessment undertaken on behalf of the applicant, the Committee participated in some debate on the matter and a request was made that a site inspection should be undertaken to assess the impact of the wall on the listed building. Further views were expressed that a site inspection would only delay the process and that the officer recommendation for refusal could put a local business at risk. However, following further discussion and advice from the Planning Team Leader, the Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

P/115/14/HH – Rear single storey extension with balcony over, 15 The Causeway, Pagham Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to the use of the balcony and a verbal correction to that same condition, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following condition:-

“Before the balcony is first used, the glazed obscure screen to a height of 1.8m on the east and west elevations shall be installed and remain in place in perpetuity.

Reason: In the interests of amenity in accordance with Policies GEN7 and DEV19 of the Arun District Local Plan.”

M/97/14/PL – Demolition of existing 3/4 bed flat & 1 bed flat & erection of 1 No. 4 bed house & 1 No. 3 bed house complete with site works & landscaping (resubmission following M/13/14), The Litten, Ancton Lodge Lane, Bognor Regis Having received a report on the matter, Member comment was made that local residents and the Parish Council were extremely concerned about this proposal due to previous flooding of the site and the surrounding area, particularly as there was no surface water drainage system in place. However, it was pointed out that the statutory consultees had raised no objections and, following consideration, the Committee

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RESOLVED

That the application be approved as detailed in the report.

LU/297/14/PL – 3 No. containers for storing boat & equipment, 5th Littlehampton Sea Scouts, Gordon Hall, Lineside Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

With the agreement of the Committee, Councillor Dr Walsh spoke to the following application as Ward Member.

LU/313/14/PL – Demolition of existing dwelling & erection of 4 No. 3 bed detached dwellings with single detached garages, 11 St Winefrides Road, Littlehampton Having received a report on the matter, together with the officer's verbal advice that a neighbour had expressed support for the proposal, the Committee participated in some debate as there was a divergence of opinion as to whether the officer's recommendation for refusal should be supported. Comment was made that the 4 houses on this site would be out of character with the Area of Special Character and would appear to be a cramped form of development. A counter argument was made that family houses were required and this proposal would not adversely affect the area as there was already a mix of dwellings. The Committee then

RESOLVED

That the application be refused as detailed in the report.

LU/317/14/PL – Change of use to allow former commercial pumping station site to a removals company site. Departure from the Development Plan, The Old Pumping Station, Ferry Road, Littlehampton Having received a report on the matter, the Committee heard from the Business Development Manager that she had been working closely with the applicant for two years and had been unable to find any sites that would be able accommodate the type of vehicles the company required to operate its business. This site, however, did meet all the criteria and she stated that a growing business should not be lost from the district just because the site was slightly outside the built up area boundary.

In discussing the matter, there were split views as to whether the proposal was acceptable or not. Some Members were sympathetic but were of the view that this was not the right place and the gap must not be eroded; others felt that the

authority should be working to ensure jobs were secured and encourage the expansion of this business. On being put to the vote, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/318/14/RES – Approval of reserved matters following outline consent LU/355/10 for appearance, landscaping, layout and scale of 140 dwellings (including 38 affordable dwellings) within Phase 2a, Phase 2a, Kingley Gate Development, Courtwick Lane, Worthing Road, Littlehampton Having received a report on the matter, the Committee was advised by the Strategic Development Planner that this application was for the final phase of residential development that had been comprehensively considered by Members and the North Littlehampton Steering Group over the last 18 months. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/41/14/PL – Demolition of existing 3 bed house and construction of a new 5 bed dwelling, Seadowns, 51 Coastal Road, East Preston Having received a report on the matter, together with the officer's written report update detailing additional information received from the applicant, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/145/14/PL – Erection of 2 No. 3 bed dwellings, car port, boundary treatment, new access drive & formation of new access to 24 Ferring Lane, 22 & 24 Ferring Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing previous planning permissions granted in the immediate vicinity of the application site, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Northeast had declared a prejudicial interest and left the meeting and took no part in the debate or vote.

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Councillor Bower had declared a personal interest and exercised his right to speak to the item, he then left the meeting and took no part in the debate or vote.)

EP/158/14/HH – Retention of existing front boundary wall, piers & gate, 50 Angmering Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing a correction to the report; correspondence from the Agent; and amended conditions, the Committee was further advised by the Planning Team Leader that the amended Condition 1 was in fact unnecessary as this was a retrospective application. In addition, Condition 2 was not specifying an exact colour brown as details would need to be submitted to the authority for approval and any approval would only relate to the external fascia of the wall. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to deletion of Condition 1 in the report update.

EP/162/14/PL – Beach access decking, Beach Access Way, Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways; a letter of support from the Disability Action Group of East Preston; and a slight amendment to the wording of refusal reason 2, comment was made that the principal of disabled beach access should be supported but not at this site. The Committee supported the officer's recommendation and

RESOLVED

That the application be refused as detailed in the report and the officer report update.

BR/265/14/HH – Screen fencing to terrace above garage. This application affects the character and appearance of The Steyne and Waterloo Square Conservation Area, Questover, Norfolk Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/281/14/DOC – Application for approval of details reserved by condition imposed under BR/131/14/L relating to Condition 4 – material samples, Picturedrome Cinema, 51 Canada Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the discharge of condition be approved as detailed in the report.

BR/290/14/DOC – Application for approval of matters reserved by condition imposed under BR/220/13/L relating to Condition 3 for details of grey solar reflective film used to cover windows, Picturedrome Cinema, 51 Canada Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the discharge of condition be approved as detailed in the report.

BR/297/14/PL – Provision of French doors, patio & balconies to 62 chalets within blocks B,C,D,H,J,K,L,P,R,T&W, together with change of external colours & cladding configurations, Atlantic Bay Village, Butlins, Upper Bognor Regis, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/307/14/PL – Pitch roof rear extension to club house, Hampshire Avenue Recreation Ground, Hampshire Avenue, Bognor Regis Having received a report on the matter and verbal advice that the site was on Council owned land, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/136/14/PL – Change of use from Health & Fitness Centre (D2 Assembly & Leisure) to A1 (A1 Shops), Unit 3, The Bognor Regis Retail Park, Rowan Way, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing receipt of three late objections; representation from Fitness First; comments from County Highways; a request from the applicant to amend Condition 4; and resultant amended condition sheet, the Committee acknowledged the extremely good facility that was being lost but that there were no valid planning reasons to refuse the application. The Committee therefore

Subject to approval at the next Committee meeting

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RESOLVED

That the application be approved as detailed in the report and the officer report update.

AB/153/14/PL – Change of use from 2 No. flats to 1 No. dwelling with loft conversion, 2 No. east facing dormer windows, two storey rear extension, raise roof of the altered entrance hallway, replace 16 No. windows with white PVCu, render external walls with a through coloured render finish (off white/cream) & garage alterations (resubmission following AB/48/14/PL). This application affects the character & appearance of the Arundel Conservation Area, Stone Court, King Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Haymes had declared a personal interest. He remained in the meeting and took part in the debate and vote.)

A/154/14/OUT – Outline application for the erection of 18 No. dwellings, Pound Place, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Parish Council; an amendment to Condition 1 and additional Informative relating to the requirements of a reserved matters submission; and the Heads of Terms, Member comment was made that officers needed to negotiate further with the applicant to ensure that the proposal would fit in with the overall design brief that had previously been agreed. The Committee then

RESOLVED

That the application be approved as detailed in the report and the officer report update.

AW/295/14/HH – New boat house to replace existing wooden building, Trade Winds, 7 Arun Way, Aldwick Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

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518. PLANNING APPEALS

The Committee received and noted planning appeals that had been received and 2 appeals that had been heard.

(The meeting concluded at 5.30 p.m.)