

DEVELOPMENT CONTROL COMMITTEE

25 February 2015 at 2.30 p.m.

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

550. APOLOGIES FOR ABSENCE

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

551. 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.

There were no declarations of interest made.

552. MINUTES

The Minutes of the meeting held on 28 January 2015 were agreed by the Committee as a correct record and signed by the Chairman.

553. PREVIOUSLY DEFERRED APPLICATION

Application P/105/14/PL FG/112/14/HH – Demolition of agricultural store & extension to agricultural building, Sefter Farm, Pagham The Committee received a report from the Post Site Inspection Panel. Members were advised by the Chairman of the Site Inspection Panel that having assessed the planning merits of the site in detail, the officer recommendation to refuse should not be accepted. In discussing the matter, Members supported the Panel's view and agreed that the application should be approved, subject to conditions. The Committee then

RESOLVED

That the application be approved with the following conditions,

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following approved plans

Existing Location Plan - 6807b-000C;  
Existing Site Block Plan - 6807b-001A;  
Existing Floor Plan - 6807b-002A;  
Existing Elevations - 6807b-003A;  
Proposed Site Layout Plan - 6807b-100E;  
Proposed Site Block Plan - 6807b-101E;  
Proposed Floor Plan - 6807b-102D;  
Proposed Elevations - 6807b-103E;  
Proposed Relocated Retaining Wall Details 6807b-104.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3. The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing buildings to which it adjoins.

Reason: In the interests of amenity in accordance with policies GEN7 of the Arun District Local Plan.

4. The proposed repairs to the flint walling around the car park shall conform with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before the walling is commenced. The repairs should use as much material as possible from the original wall and shall be completed to match the approved sample panel within 6 months of the date of the building first being occupied.

Reason: To preserve the appearance and special character of the building for the future in accordance with the National Planning Policy Framework.

#### 554. PLANNING APPLICATIONS

AW/312/14/HH – Single storey side & rear extensions & carport (resubmission following AW/132/14/HH). This application affects the character and appearance of the Craigweil House Conservation Area, 37 Kingsway, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional objections and an amendment to a numbering error within the Tree Officer's Report, the Committee participated in some debate on the matter. Views were expressed that the Committee should adhere to the Conservation Officer's recommendation to refuse on conservation grounds as detailed in the report. Further views were expressed that following refusal in August 2014 Officers had already considered and mitigated the adverse comments made at that time. 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.

A/168/14/PL – Rear extension under flat roof to enclose part of rear courtyard & removal of part existing rear wall leading into extension. This application affects the setting of a Listed Building and affects the character and appearance of the Angmering Conservation Area, The Lamb Inn, The Square, Angmering Having received a report on the matter the Committee

RESOLVED

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

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EP/169/14/PL – Conversion of 8 No. existing single garages into 2 No. holiday apartments, Garages R/O 115-117 Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing eight additional letters of objection and Officer comment, the Committee participated in a debate on the matter and opinion was divided. Following discussion it was noted that there was no planning reason for refusal and the committee

RESOLVED

That the application be approved as detailed in the report.

EP/179/14/HH – Single storey rear extension, 3 West Ridings, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/294/14/PL – Demolition of existing building & erection of 1 No. dwelling with amenity space (resubmission following R/118/14/PL), Sycamore, 7 Waverley Road, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representation the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/63/14/PL – Erection of 1 No. single detached dwelling. This application is a Departure from the Development Plan & affects the character & appearance of the Walberton Village Conservation Area, Land rear of the Holly Tree Pub, the Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/66/14/HH – Removal of part existing roof with parapet walls & new first floor extension. This application affects the character & appearance of the Walberton Village Conservation Area 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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555. PLANNING APPEALS

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

(The meeting concluded at 4.13 p.m.)