

DEVELOPMENT CONTROL COMMITTEE

25 March 2015 at 2.30 p.m.

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

Councillors Brooks (part) and Maconachie were also in attendance at the meeting

651. APOLOGIES FOR ABSENCE

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

652. 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.

Councillor Haymes declared a personal and prejudicial/pecuniary interest in Planning Application Y/5/15/PL as it was his own application. He also declared a

Development Control
Committee – 25.03.15.

personal interest in Planning Application A/167/14/PL as Chairman of the Angmering Advisory Group.

Councillor Mrs Maconachie declared a personal interest in Planning Application BR/305/14/PL as a resident in The Steyne, Bognor Regis.

653. MINUTES

The Minutes of the meeting held on 25 February 2015 were agreed by the Committee as a correct record and signed by the Chairman.

654. PREVIOUSLY DEFERRED APPLICATION

Application 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. The Committee received a report from the Post Site Inspection Panel and were advised by the Chairman of the Panel that Members were of the view that the length of the extension and its height would have a detrimental effect on the neighbouring property and so did not agree with the officer recommendation to approve. The Committee accepted the view of the Panel and

RESOLVED

That the application be refused for the following reasons:-

(1) The proposed side extension fails to preserve the established spatial pattern of the area by reason of its infilling of the existing gap between properties which is an identified characteristic of the Conservation Area. The proposed side extension would therefore fail to make a positive contribution to the Area of Special Character, and would fail to preserve or enhance the character or appearance of the Conservation Area. It would thereby be contrary to policies GEN7, AREA1 and AREA2 of the Arun District Local Plan 2003, policy HERDM3 of the Publication Version of the Local Plan (October 2014) and paragraph 131 and 134 of the National Planning Policy Framework.

(2) The proposed side extensions and the resultant infilling of the gap would create an unacceptable overbearing tunnelling effect and loss of light to the adjoining property harmful to the residential amenities of the occupiers. It would thereby be contrary to policies GEN7 and DEV19 of the Arun District Local Plan 2003 and policy DDM4 of the Publication Version of the Local Plan (October 2014).

655. TREE APPLICATION

BR/21/15T – rise crown to 4m, reduce lateral spread by 0.5m & crown thin of no more than 20% to 1 No. Prunus Cerasifera (Cherry Plum) tree, 145 Orchard Way, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

656. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Haymes redeclared his personal and prejudicial/pecuniary interest and he left the meeting during its consideration and so took no part in the debate or vote.)

Y/5/15/PL – Part replacement of existing timber boundary fence with 2m high brick wall on north west elevation, Woodlands Park House, Woodlands Park, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/129/14/HH – Retrospective application for conversion of garage & associated works to provide residential accommodation, 2B Well Road, Pagham Having received a report on the matter, Members participated in a brief discussion regarding the merits of the application, particularly with regard to the provision of extra parking spaces within the curtilage of the property, and the Committee then

RESOLVED

That the application be approved as detailed in the report.

EG/99/14/PL – 3 No.wall mounted flood lights to side elevation, The Barnham Hotel, 28 Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 25.03.15.

(Prior to consideration of the following application, Councillor Mrs Maconachie redeclared her personal interest and remained in the meeting and took part in the debate and vote.

Councillor Brooks spoke to the application as Ward Member.)

BR/305/14/PL – 3 No. PVCu windows & 1 No. PVCu French door. This application affects the character & appearance of The Steyne & Waterloo Square Conservation Area, Flat 14 Goodwood Court, The Steyne, Bognor Regis Having received a report on the matter, Members participated in some debate on the item. Views were expressed that the integrity of the Conservation Area must be preserved and PVCu windows went against that policy. However, a differing opinion was voiced that the planning authority had to start allowing the use of new, modern building materials as long as the overall effect looked the same and was in character with the surroundings. It was felt that, given the angle and height of the new windows, there would be no adverse impact on the Conservation Area and the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/159/14/PL – Installation of French doors with Juliet balcony. This application affects the character and appearance of the Arundel Conservation Area, 9A Tarrant 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 reconfirmed his personal interest and remained in the meeting and took part in the debate and vote.

Councillor Bower declared a personal interest as he was present at the meeting of the Angmering Advisory Group when this matter was discussed. He stated he would reserve his position.)

A/167/14/PL – Erection of 46 residential dwellings with associated access, car parking, landscaping, open space & works, following demolition of existing buildings & structures Having received a report on the matter, the Committee also received a comprehensive presentation from the Strategic Development Planner which provided the detail of the amendment being sought by the applicant to increase the scheme from 36 to 46 dwellings and to revise the layout and design. He advised that the

Council's Housing Strategy & Enabling Manager had been in negotiation with the applicant and the scheme now incorporated a 20% affordable housing provision.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

657. PLANNING APPEALS

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

658. FOOD AND FARMING: HORTICULTURE SECTOR: LOCAL DEVELOPMENT ORDER

The Committee received a report from the Assistant Director Planning & Economic Regeneration which provided the detail on a Department for Environment, Food and Rural Affairs (DEFRA) grant of £50,000 that had been awarded to the Council to enable the process to start to 'make' a Local Development Order (LDO) for food and farming. As LDOs were recognised in the National Planning Policy Framework (NPPF) as a means of relaxing planning controls in appropriate areas to promote economic, social or environmental gains and to facilitate cost reduction for the Planning Service, Members welcomed the report and

RESOLVED – That

(1) the award of DEFRA funding of £50,000 to prepare a Local Development Order for the Horticulture Sector within the Arun Local Plan area be welcomed; and

(2) the content of the report be noted for information.

659. THANKS

Councillor Evans advised that this was his last meeting for the Council and he wished all Members who were standing for re-election in May good luck.

The Chairman, in turn, thanked Councillor Evans for his valuable contribution to the running of the Committee and his consistent attendance at the Site Inspection Panels and wished him well for the future.

(The meeting concluded at 3.50 p.m.)