

DEVELOPMENT CONTROL COMMITTEE

8 May 2014 at 3.00 p.m.

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

715. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Charles, Evans, Haymes, Northeast and Steward.

716. 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.

717. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications BE/114/13 and BR/306/13 had been withdrawn from the Agenda.

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718. MINUTES

The Minutes of the meeting held on 9 April 2014 were agreed by the Committee as a correct record and signed by the Chairman.

719. PLANNING APPLICATIONS

WA/6/14 – Change of use of store to single dwelling with porch extension & alterations. This application is a departure from the Development Plan, Walberton House, The Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/91/13 – Enlargement of garage to north elevation, 33 Sea Way, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing an amendment to the description of the development to include a southern extension, a request was made that an additional condition should be imposed on any approval to ensure the development would be ancillary to the main building. The Committee

RESOLVED

That the application be approved as detailed in the report, subject to any additional condition to read:-

The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 33 Sea Way as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

Subject to approval at the next Committee meeting

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LU/23/14 – Change of use from retail & residential to full residential use, 1 New Road, Littlehampton Having received a report on the matter, together with verbal advice that this was a Member application, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/41/14 – Regularisation of existing solar panels to south elevation, Gull Point, Outram Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/30/14 - Loft conversion with front hip to gable, 10 Normandy Drive, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(In his absence, a short statement was read out on behalf of Councillor Evans as Ward Member with regard to the following application.)

BR/35/14 – Single storey extension to the front of the garage to form self contained living unit, 16 Westingway, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/49/14 – Erection of a traditional helter skelter – resubmission of BR/94/13, Butlins Skyline Ltd, Upper Bognor Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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BR/56/14 – Land on the Promenade, Near the Foreshore Station, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an objection from Bognor Regis Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/306/13 – New 4 bed house, 33 Shelley Road, Bognor Regis Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

BE/114/13 – Terrace of 3 No. three bedroom houses, 401 Chichester Road, Bognor Regis Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

BN/39/13 – Demolition of existing 2 storey detached house and construction of 2 No. semi-detached dwellings with flood preventative measures, 4 Lake Lane, Barnham Having received a report on the matter, Members participated in detailed discussion around the merits of the proposal. Concerns were raised with respect to the design of the development being out of keeping in the street scene and the fact that the proposal would be sited in a flood zone 3 area. The Head of Development Control advised the Committee that, should it be minded to refuse the application, the flooding issues had not been supported by the Environment Agency and appropriate conditions had been applied. He further stated that the design of a building was subjective and must be considered in light of its character and appearance. Following further discussion, Members did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The proposed dwellings by reason of their modern contemporary design and use of untraditional materials is considered to result in a form of development which is alien and out of character with neighbouring properties, harmful to the street scene and character of the area generally and contrary to policy GEN7 of the Arun District Local Plan, paragraph 58 of the NPPF and Policy D DM1 of the Emerging Local Plan.

Subject to approval at the next Committee meeting

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A/18/14 – Garage extension and rear conservatory, 39 Mill Road, Angmering
Having received a report on the matter, a proposal was moved and seconded that a site visit should take place due to the comments that had been made under public speaking by an objector to the application. The Committee therefore

RESOLVED

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

AW/37/14 – Two storey and chalet extension with dormer to front and rear single storey extension. Resubmission of AW/298/13, 18 Fish Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

721. PLANNING APPEALS

The Committee received and noted planning appeals that had been received and 6 appeals that had been heard.

722. CHAIRMAN'S VOTE OF THANKS

As this was the last meeting of the municipal year, the Chairman extended her thanks to the Committee for their contributions over the year and particularly thanked officers for their professionalism, dedication and good humour, which was very much appreciated.

(The meeting concluded at 5.20 p.m.)