

DEVELOPMENT CONTROL COMMITTEE

9 April 2014 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Mrs Bower, Bower, Mrs Bowyer, Charles, Evans, Mrs Goad, Haymes, Maconachie, McDougall, Northeast, Mrs Pendleton, Mrs Stainton and Steward.

Councillor Cooper was also present for part of the meeting.

658. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors

659. 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.

Councillors Bower and Mrs Bower declared a personal interest in Agenda Item 7, Planning Application EP/9/14, as the proposal was on the estate where they lived and they were also members of the estate association.

Development Control
Committee – 09.04.14.

Councillor Mrs Bowyer declared a personal interest in Agenda Item 7, Planning Application LU/60/14/NMA, as she was Mayor of Littlehampton Town Council.

660. MINUTES

The Minutes of the meeting held on 12 March 2014 were agreed by the Committee as a correct record and signed by the Chairman.

661. TREE APPLICATION

Pollard 2 No. Black Poplar trees by 4-5 metres within the Aldwick Bay Conservation Area (extended), 70 The Fairway, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing representations received and the requirement for additional informatives to be added to any approval and verbal advice that this was a staff application, the Committee

RESOLVED

That no objection be raised to the application.

662. PLANNING APPLICATIONS

AW/19/14 – New double garage with bedroom and en-suite over, 8 Larchfield Close, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/314/13 – Bicycle shed, Butlins, Upper Bognor Road, Bognor Regis Having received a report on the matter, together with verbal advice that the proposal was on Council owned land, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/3/14 – Provision of covered areas for standing spectators and kitchen service area; 2 No. turnstiles and ticket kiosks; extension of concrete pathway; and new external doorways to new W/Cs, East Preston Sports and Social Club, Lashmar Recreation Ground, Lashmar Road, East Preston Having received a report on the matter, together with verbal advice that this was on Council owned land, the Committee

Subject to approval at the next Committee meeting

547

Development Control
Committee – 09.04.14.

RESOLVED

That the application be approved as detailed in the report.

EP/6/14 – Detached garage, 51 The Ridings, East Preston 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, Councillors Bower and Mrs Bower had declared a personal interest. They remained in the meeting and took part in the vote.)

EP/9/14 – Front/side extension, 6 Willowhayne Close, East Preston 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 Mrs Bowyer had declared a personal interest and remained in the meeting and took part in the vote.)

LU/60/14/NMA – Application for a non-material amendment following a grant of planning permission LU/296/12 to provide block paving pathway to the front of the main stage, disabled access to stage consisting of ramps each end, a pathway to link existing footpaths to the East and West of the site and construction of drainage channel, Stage by the Sea, The Promenade, Littlehampton Having received a report on the matter, together with verbal advice that the proposal was on Council owned land, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/368/13 – Installation of 2 No. toilets (1 disabled) to existing café. Resubmission of LU/142/13, West Beach Café, Rope Walk, Littlehampton Having received a report on the matter, the meeting was advised that that this application had been withdrawn from the agenda.

Subject to approval at the next Committee meeting

548

Development Control
Committee – 09.04.14.

M/3/14 – Single storey rear kitchen extension, 5 Ancton Way, Elmer Sands, Middleton on Sea Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/2/14 – Alteration of existing rear roof to form gable end and attic room with front velux type window, 1 Merton Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing a second response from Rustington Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/7/14 – Installation of transformer and generator at ground floor level along with rooftop condenser units (resubmission following R/225/13), Sainsburys Supermarkets Ltd, Unit C, New Road, Rustington Having received a report on the matter, together with verbal advice that this was a retrospective application, some Members expressed concerns about noise disturbance to nearby residents. The Senior Planner was able to advise that the plant had been in situ for some time and no issues or complaints had been received to date. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/14/14 – New detached dwelling (re-submission of R/190/13), Land rear of 20 & 22 Broadmark Lane, Rustington Having received a report on the matter, together with the officer's written report update detailing the submission of an additional site plan, Members made comment that the plot was ideal for a house to be built there but this particular proposal was too large for the site and was therefore considered to be an overdevelopment and unneighbourly. The rear boundary did not meet the requirements of Policy DDM3 of the emerging Local Plan and the Committee

RESOLVED

That the application be refused as detailed in the report.

R/19/14 – Demolition of detached garage and erection of new two storey chalet style extension and roof extension, 34 Cudlow Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

663. ENFORCEMENT MATTERS

ENF/170/12 – Alleged unauthorised change of use of land, 21 Uppark Way, Flansham Park, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing representation from Felpham Parish Council, the Committee

RESOLVED

That proceedings are not taken in respect of the offence described in the report and that the matter be closed, with no further action taken. The notice remains in issue on the land in perpetuity but, should the position change in future, the Council could consider proceedings at that time. A note will be placed on the Local land Charges Register to indicate that the additional amenity land incorporated into the curtilage of the property exists without the benefit of planning permission. This information will be revealed whenever a search is lodged.

664. REPORT TO CONFIRM AS UNOPPOSED ORDER DIVERSION OF FOOTPATH NO. 297 ALDINGBOURNE AT LAND ADJOINING SUNNYSIDE, WESTERGATE STREET, ALDINGBOURNE

The Committee received a report from the Planning Solicitor which requested confirmation of a Diversion Order for Footpath No. 297 at Aldingbourn to enable Planning Application AL/114/12 to be implemented. The required consultation had been undertaken and no objections had been received.

Following consideration, the Committee

RESOLVED

That the Diversion Order be confirmed and advertised and notified as an Unopposed Order.

Subject to approval at the next Committee meeting

550

Development Control
Committee – 09.04.14.

665. PLANNING APPEALS

The Committee received and noted a report detailing planning appeals that had been lodged and 3 appeals that had been heard.

(The meeting concluded at 3.50 p.m.)