

DEVELOPMENT CONTROL COMMITTEE

15 January 2014 at 2.30 p.m.

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

487. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower and Mrs Goad.

488. 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 Mrs Bower declared a personal interest in Agenda Item 6, Planning Application EP/124/13, as the applicant was a personal friend. She stated that she would remain in the meeting during its consideration but would take no part in the debate or vote.

Development Control  
Committee – 15.01.14.

Councillor Haymes declared a personal interest in Agenda Item 8, Planning Application F/19/13, as he was Chairman of Yapton Parish Council and that body had discussed the matter and put in an objection. He stated that he had taken no part in that discussion and would remain in the meeting during its consideration.

489. MINUTES

The Minutes of the meeting held on 18 December 2013 were approved as a correct record and signed by the Chairman.

490. PREVIOUSLY DEFERRED APPLICATION

*(Prior to consideration of the following application, Councillor Mrs Bower re-declared a personal interest and remained in the meeting but took no part in the debate or vote.)*

EP/124/13 – Retention of new front wall and gate in lieu of previously removed 3m high mixed hedge and drive gates, 50 Angmering Lane, East Preston

The Committee received a report from the Post Site Inspection Panel (circulated separately from the Agenda), together with the officer's written report update detailing an additional representation submitted on 28 November 2013 which had been omitted from the original report, and, following consideration, agreed with the Panel's view that the application should be refused. The Committee therefore

RESOLVED

That the application be refused as detailed in the report.

491. PLANNING APPLICATIONS

K/31/13 – Demolition of existing stables, construction of new shed and gym on higher ground, The Cottage, Brookside Road, Kingston Having received a report on the matter, together with the officer's verbal update that Kingston Parish Council had sent apologies for not being able to attend the meeting to present their objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

*Councillor Steward declared a personal interest as he had a unit on the Rudford Industrial Estate, Ford. He remained in the meeting and took part in the debate and vote.)*

F/19/13 – Proposed development and operation of a waste treatment facility. This is a County Matter and will be determined by West Sussex County Council, New Circular Technology Park, Former Ford Blockworks, Ford Airfield Industrial Estate, Ford Having received a report on the matter, Members were advised by the Senior Planner that the conclusions outlined in the report on page 25 of the agenda would be incorporated into any letter of objection should that be the decision of the Committee.

In discussing the matter, Members voiced concerns around the close proximity of a number of residential properties to the site as it was felt that they would suffer by having so many HGV and other vehicles passing on a daily basis. Comment was made that the proposed access to and egress from the site was not suitable and should be reconsidered due to the detrimental impact that would be caused by the extra noise and traffic movements. The Senior Planner stated that he would incorporate the views of the Committee into the letter that would be sent to West Sussex County Council objecting to the proposal.

The Committee

RESOLVED

That an objection be raised to the application.

FG/133/13 – Two storey side extension with a single storey rear extension plus a detached double garage, 6 Ferringham Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/134/13 – Demolition of existing single storey dwelling, construction of paved display and parking forecourt, with associated landscaping and lighting, The Bungalow, Hangleton Lane, Ferring Having received a report on the matter, views were expressed that the need to support the expansion and economic viability of a local business employing local people on this occasion outweighed the harm that would be caused to this semi rural area. A contrary view was put forward that

Development Control  
Committee – 15.01.14.

Members should support the Council policy of defending local gaps and that the proposed development chipped away at green space. However, comment was made that the land in question was garden land and could in fact be fenced off. Officers further pointed out that the classification of the land as garden was not the key issue, rather its openness contributed to the surroundings.

Following consideration, the Committee did not accept the officer recommendation to refuse and voted to approve the application, subject to conditions. Officers gave a brief outline of the standard conditions that would be placed on any approval and the Committee agreed that these would be included in the Minutes in full for the sake of clarity and ease of reference in the future.

The Committee

#### RESOLVED

That the application be approved, subject to 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: LLD601/02, LLD601/01, 1541/4, 1541/1, 1541/2, 15/41/3, LLD601/03.

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) No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next

planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

(4) No development shall be carried out until a details of materials to be used for the proposed forecourt and customer parking area have been submitted to and approved by the Local Planning Authority and the materials and sample panels so approved shall be adhered to as the construction specification for the forecourt and customer parking area.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

(5) No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the development shall not commence until such screen walls and/or fences associated with them have been erected.

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

(6) Construction of the extended forecourt parking area shall not commence until details of the surfacing, drainage and layout have been approved in writing and the area shall not be occupied at anytime until the works have been completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

(7) The access(es) from the site to the public highway shall be designed, laid out and constructed with/kerb radii/visibility splays/and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Development Control  
Committee – 15.01.13.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

(8) External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 and there shall be no external illumination on this part of the premises outside the car showroom opening hours which are 8.00am - 7.00pm Mondays to Saturdays and 8.00am - 6.00pm on Sundays.

Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

EP/120/13 – Additional 50 seat covered stand located beside existing stand on football ground, East Preston Sports & Social Club, Lashmar Recreation Ground, Lashmar Road, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/259/13 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the conversion of surplus common lounge and office into 2 No.self-contained dwellings, including to partly extend and re-building of existing structure and new door/window openings to SE and NE elevations, Howard House, Pevensey Road, Bognor Regis 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 Brooks spoke as Ward Member and, in so doing, declared a personal interest as a member of Bognor Regis Town Council.)*

BR/272/13 – Construct a replacement launching ramp on the beach. This application affects the character and appearance of Aldwick Road, Bognor Regis Conservation Area, Beach adjacent Bognor Regis Yacht Club, Victoria Road South, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an extension to the ramp of 1m and comment from the Council's Conservation Officer, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 2 to take account of the 1m extension to the ramp.

AB/116/13 – Proposed ground floor infill balcony. This application affects the character and appearance of Arundel Conservation Area, 5 Martlets Court, Queen Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

492. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and one appeal that had been heard.

(The meeting concluded at 3.50 p.m.)