

DEVELOPMENT CONTROL COMMITTEE

08 May 2013 at 2.30 p.m.

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

Councillor Maconachie was also present at the meeting.

651. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Brooks, McDougall, and Northeast.

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 interest in Agenda Item 8, Planning Application Y/10/13 as Chairman of Yapton Parish Council - he had attended a meeting where the application had been discussed but he took no part in the debate.

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654. PLANNING APPLICATIONS

R/33/13/ – 1 no. replacement dwelling at 46 Seafield Road, Rustington.  
Resubmission of R/175/12 Having received a report on the matter, together with the officer's written report update detailing an amendment to the original condition regarding the siting of the windows to be glazed with obscure glass and an additional condition requiring the retention of an oak tree, the Committee

RESOLVED

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

Y/17/13/ – Proposed dwelling adjoining No 1 Cobham Close, Yapton.  
Resubmission following Y/5/12/ 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 had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

Y/10/13/ – Outline application for 34 dwellings (including 30%, 10 No. affordable houses) with access and ancillary works (Departure from the Development Plan) on land south of Fellows Gardens, Yapton. Having received a report on the matter, together with the officer's written report update confirming the number of people on the Council's Housing register and the addition of an informative requiring sufficient open space to be provided to meet the Council's Open Space SPD, the Committee sought further clarification from the Council's Housing Strategy and Enabling Manager in respect of Arun's target for affordable homes, and confirmation of the number of families in housing need within the A-C bands on Arun's register.

In discussing the matter, Members raised concerns over drainage and sewer capacity; poor pedestrian access to the site; the lack of adequate infrastructure in respect of schools and healthcare provision; and insufficient play facilities and open space. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

1. The proposals have failed to demonstrate how a safe pedestrian access to the site can be accommodated within the proposals. There is an absence of a useable footpath and residents of the site will have to negotiate crossing a busy road (Burndell Road) in order to access and exit the application site. This will result in a significant adverse impact on highway safety contrary to policy GEN7 of the Arun District Local Plan.
2. The local planning authority do not consider that the proposals can provide an acceptable foul water sewage proposal that will not result in adverse impacts on capacity of infrastructure and flooding in the area. The proposals are contrary to policy GEN9 and GEN11 of the Arun District Local Plan
3. The applicant indicates that a number of the proposed dwellings would be affordable housing but no Section 106 undertaking has been completed to secure the provision of affordable housing for the long term including socially rented housing. The proposed development therefore conflicts with policy DEV17 of the Arun District Local Plan.
4. The development proposed generates a need for public infrastructure in the form of financial contributions towards play facilities, local highways, libraries, fire service, and public health facilities. No Section 106 undertaking has been completed in order to secure these requirements and the development therefore conflicts with policy GEN8 of the Arun District Local Plan.
5. The applicant has failed to demonstrate that the proposed development can provide sufficient open space to meet Arun District Council's adopted Open Space and Recreation Standards SPG, the development therefore conflicts with Policy GEN8 of the Arun District Local Plan.

655. PLANNING APPEALS

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

(The meeting concluded at 4.15 pm)