

DEVELOPMENT CONTROL COMMITTEE

13 November 2013 at 2.30 p.m.

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

Councillor Oliver-Redgate was absent from the meeting during consideration of the matters referred to in Minutes 382 (part – from Application AL/56/13) to 384.

378. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower, Mrs Pendleton and Steward.

379. 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.

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380. MINUTES

The Minutes of the meeting held on 16 October 2013 were approved as a correct record and signed by the Chairman.

381. TREE APPLICATION

FP/158/13/T – Fell 1 No. Birch tree and 1 No. Poplar tree, 63 Crossbush Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

382. PLANNING APPLICATIONS

P/74/13 – Extend front dormer, rear dormer and rear conservatory. Detached garage and new wall on rear boundary, 2 Lagoon Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/51/13 – Change of use of existing storage building (D2 Assembly and Leisure) to a tourist unit (C3 Dwelling) to be used in association with the Middleton Sports Club's existing facilities (resubmission following M/44/12), Middleton Sports Club, 3 Sea Lane, Middleton on Sea Having received a report on the matter, the Committee heard, under Public Speaking, the applicant offer the use of the building as treatment rooms and storage rather than tourist accommodation. However, the meeting was informed that the Committee had to consider the proposal on the table and, if approved, the applicant had the option to submit a further application to request a change of use as offered.

Following consideration of the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/116/13 – Demolition of existing commercial properties and erection of 63 residential dwellings, incorporating 16 affordable dwellings, parking provision, access and landscaping. This application is a Departure from the Development Plan, Hollyacre, Toddington Lane, Littlehampton Having received a report on the matter, the Senior Planner highlighted the written report update that had been circulated which informed on the following:-

- The applicants had submitted information to the Council that the site would come forward in two phases to enable a number of existing businesses to continue to operate and a number of conditions therefore required modification to permit them to be discharged in two phases.
- West Sussex County Council had submitted a final response to the proposed development and had recommended that, should the Local Planning Authority be minded to approve the planning application, it should be subject to a S106 Agreement to secure appropriate levels of financial contributions towards specific highways infrastructure. In addition, as the applicants were currently undertaking an informal consultation on the suitability of the proposed build out necessary to provide safe pedestrian access to the site, the County Council had requested that the application not be determined until such time as the consultation process was completed.
The Committee was therefore requested to agree an amended recommendation to read “That responsibility be delegated to the Assistant Director Planning and Economic Regeneration to approve the application subject to a final consultation response being received from West Sussex County Council Highways confirming the satisfactory completion of their public consultation”.
- An error was corrected in the report that, under Conclusions, the section titled Infrastructure should detail a figure of £10,000 rather than £150,000.

The Housing Strategy & Enabling Manager was pleased to advise that an affordable housing allocation of 25% had been negotiated for the site which would provide 16 homes for Arun residents on the Housing Waiting List.. In addition, there was the potential to acquire further affordable housing, both rental and shared ownership properties.

In debating the matter, Member comment was made that they were supportive of the location of the development and recognised that officers had put a lot of work into ensuring that the detailed design of the scheme was appropriate. Whilst generally supportive of the application, there was concern with regard to road safety on Toddington Lane. It was felt that a TRO (Traffic Regulation Order) should be put in place to have yellow lines put in as the road was narrow and on street parking could cause huge problems with traffic movements. Advice was given at the meeting by Mr Tim Townsend from

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West Sussex County Highways that there were difficulties in having a TRO in place before a problem actually occurred but that West Sussex representatives were in discussion about this matter and that within the S106 Agreement there was scope for a TRO to cover part of Toddington Lane in the event that on street parking occurred. The Senior Planning Officer suggested, as a solution, that a clause be included in the S106 Agreement that the TRO process be looked at at the earliest possible point after occupation of houses fronting onto Toddington Lane.

Further comment from Members centred around the need for sustainable infrastructure for the development and that S106 contributions must be spent for the benefit of Littlehampton.

The Committee

RESOLVED

That responsibility be delegated to the Assistant Director of Planning and Economic Regeneration to approve the application, subject to a final consultation response being received from West Sussex County Council Highways confirming the satisfactory completion of their public consultation and subject to the amended conditions detailed in the officer report update.

LU/196/13 – Conversion of existing three storey dwelling into four self contained flats, comprising of 3 x 1 bedroom flats and 1 x 1 bedroom maisonette, 135 Wick Street, Wick, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to access to the cycle parking and bin storage and verbal advice that Condition 2 needed to be amended to take account of corrected block plans received on 13 November 2013 in respect of the road line, the Committee was also advised by a local Member that the proposal abutted Courtwick Road and not Courtwick Lane as shown on screen at the meeting.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to amendment of Condition 2 to take account of revised block plans received on 13 November 2013.

(During consideration of Applications LU/244/13 and LU/248/13 Councillor Northeast declared a personal interest as a member of the Management Committee of the local youth club, which would benefit from S106 monies. He stated that he would abstain from voting on the applications.)

With the agreement of the Committee, Applications LU/244/13 and LU/248/13 as detailed below were considered together.

LU/244/13 – Application for approval of reserved matters following outline application LU/355/10 for the appearance, landscaping, layout and scale of 70 dwellings (including 20 affordable dwellings) within land parcel 18. Departure from the Development Plan, Land parcel 18, Courtwick Lane, land South of Railway, Littlehampton

LU/248/13 – Application for approval of reserved matters following outline approval LU/355/10 for Phase 1 (115 No. units including 29 affordable houses) for layout, appearance, scale, access and landscaping of dwellings. This is a Departure from the Development Plan, Land at Courtwick Lane, Land south of railway, Littlehampton

In presenting the reports, the Strategic Development Planner advised that slightly amended lay out plans had been received and Condition 2 for LU/248/13 was required to be amended accordingly. In addition, confirmation had been received from the Landscape Officer that he was satisfied with the landscape proposals.

By way of the reports on the table, the Strategic Development Planner was pleased to advise that the applicants had responded positively to the concerns previously raised by Members and it was now felt that the development comprised of a good quality design, density, layout and above minimum car parking spaces.

In discussing the applications, thanks were extended to officers for full and illuminating reports and for their efforts in negotiating with the applicants to present a much improved scheme. Members were also pleased to note that the two developers had worked together so that the two schemes complimented each other.

Comment was made that strategic planting should be undertaken to ensure that no parking could take place on the grass verges.

Following consideration, the Committee

RESOLVED – That

(1) Planning Application LU244/13 be approved as detailed in the report; and

Subject to approval at the next Committee meeting

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(2) Planning Application LU/248/13 be approved as detailed in the report and subject to Condition 2 being amended to take account of the following amended plans received:-

P802/BAR/PH1/01 G - Planning Layout - Phase 1A

P802/BAR/PH1/02 C - Storey Height Layout - Phase 1A

P802/BAR/PH1/03 C - External Finishes Layout - Phase 1A

P802/BAR/PH1/05 C - Affordable Housing Layout - Phase 1

P802/BAR/PH1/06 C - Parking Layout - Phase 1A

EG/47/13 – Replace garage with single storey annexe for elderly relative, 1 Spinney Walk, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/182/13 – Erection of a chairplanes fairground ride, 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.

BR/148/11 – Application for non-material amendment following application BR/148/11 – Continuation of existing use of basement, conversion to 6 self contained apartments, retention of existing PVCu double glazed windows, retention of existing natural slate roof covering, relocation of external bin storage area and construction of new secure bicycle store, Glenlogie, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/18/13 – Application for the variation of Condition 13 (Hours) following grant of planning permission BN/3/09, Barnham Community Hall, Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing an additional representation received from the Parish Council, the Committee was divided in its support of this proposal. Whilst a view was expressed that this was a good initiative that would benefit the wider community and action was going to be taken to alleviate noise issues, a counter argument was put that an extension of Friday and Saturday hours to midnight was not necessary. On being put to the vote, the Committee did not accept the officer recommendation to approve and therefore

RESOLVED

That the application be refused for the following reason:-

The proposed extended opening hours are likely to give rise to unacceptable noise and disturbance late into the night detrimental to the residential amenities of neighbouring residential properties contrary to Policies GEN7 and GEN32 of the Arun District Local Plan 2003.

AL/56/13 – Repositioning of north and east site boundaries, additional parking and landscaping, relocation of bin storage area and provision of cycle store details (resubmission following a grant of planning permission AL/28/12), West Barn, Old Dairy Lane, Norton, Chichester Having received a report on the matter, together with the officer's written report update detailing representation received from the former owner; objection from Aldingbourne Parish Council; and amended Condition to reflect an updated landscaping layout received, the Committee

RESOLVED

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

383. PLANNING APPEALS

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

384. PROPOSED HOUSEHOLDER LOCAL VALIDATION LIST (HVL) AND LISTED BUILDING LOCAL VALIDATION LIST (LBVL)

The Head of Development Control presented this report which detailed one response that had been received in respect of the public consultation that had been undertaken with regard to the HVL and LBVL.

Following consideration, the Committee

RESOLVED – That

- (1) the Householder Validation List (Appendix A to the report) and the Listed Building Validation List (Appendix B) be approved; and
- (2) the HVL and the LBVL and associated documents be viewed as a live document and the Head of Development Control be given delegated authority to make revisions to the lists when required.

(The meeting concluded at 5.35 p.m.)