

DEVELOPMENT CONTROL COMMITTEE

16 October 2013 at 2.30 p.m.

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

[Note: The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Northeast, Minute 307 (from Application BR/153/13) to Minute 308; and Councillor Mrs Bowyer, Minute 307 (from Application P/64/13) to Minute 308.]

Councillor Cooper was also present at the meeting.

304. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Goad, Haymes and Steward.

305. 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.

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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 Bower declared a personal interest in Agenda Item 8, Planning Application P/64/13, as he was a Cabinet Member and the matter had been considered at the Cabinet meeting on 14 October 2013.

306. MINUTES

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

307. PLANNING APPLICATIONS

A/74/13 – Proposed distribution warehouse and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27. This application is a Departure from the Development Plan and affects a public Right of Way, The Vinery, Poling Having received a report on the matter, together with the officer’s written report update detailing clarification on Highways and Transport issues; suggested amendment to conditions; and an amendment to the recommendation requesting delegation of any approval to the Head of Planning and Economic Regeneration, the Committee was advised by the Senior Planner that this was a complex application that encompassed a number of issues. The report therefore comprehensively set out the matters that had been taken account of in determining this application, with the outcome that the need to support the local economy weighed heavily in its favour over the negative impact on the landscape and countryside. There were significant benefits of providing employment space for an existing local employer who played an important role in the District’s horticultural industry. The applicant had carried out an assessment of all commercial sites available within the Arun area and had not been able to identify an alternative suitable or available site to relocate its business.

In discussing the application, sympathies were expressed for the local residents but the overwhelming view was that the economic benefits of retaining this existing employer in the District far outweighed Development Plan Policies in this particular case.

As the Highways Agency had issued a Direction on behalf of the Secretary of State for Transport which stated that the application was not to be determined in advance of 17 October 2013 or their further consultation response (which was still awaited), the Committee was reminded that the officer report update was requesting

the decision to be delegated to the Head of Planning and Economic Regeneration, subject to no adverse comments from the Highways Agency.

The Committee

RESOLVED

That, following a satisfactory response from the Highways Agency, approval of the application be delegated to the Assistant Director of Planning and Economic Regeneration, subject to the conditions set out in the report and the officer report update.

BR/153/13 – Application for the removal of conditions 5 (rainwater harvesting system) and 6 (renewable energy) following a grant of planning permission BR/140/12, Queensway House, Queensway, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/158/13 – Change of use of existing ground floor café (A3 Restaurants and Cafes) to form 2 No. self contained 1 bedroom flats (C3 Dwelling Houses) (Resubmission following BR/291/12), 19 Lennox Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/130/13 – Two storey side extension, 5 Glynde Crescent, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing further letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/203/13 – Application for Outline Planning Permission with some matters reserved for 6 No. residential units with associated garages, parking and access (resubmission following LU/182/12), Land at The Poplars, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a request that any approval be delegated to the Assistant Director of

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Planning and Economic Regeneration in order that the clause relating to the spending of the affordable housing contribution be increased to 10 years, some Member concern was expressed that the open space for the original development was now itself subject to development. However, the Planning Team Leader reminded the Committee that at appeal on an earlier proposal, the Inspector had felt that the use of the open space was acceptable.

Following consideration, the Committee

RESOLVED

That, following an appropriate undertaking being submitted which includes revised wording in accordance with the Housing and Enabling Manager's requirement that the clause be amended to extend the time period to 10 years for the spending of the affordable housing contribution, approval of the application be delegated to the Assistant Director of Planning and Economic Regeneration, subject to the conditions detailed in the report.

LU/247/13/L – Application under Regulation 13 of the Planning (Listed Building & Conservation Areas) Regulations 1990 for Listed Building Consent to restore East elevation including reinstatement of original features, Manor House, Church Street, Littlehampton Having received a report on the matter, together with the Planning Team Leader's verbal advice that this application had to be determined by the Secretary of State as it was the District Council's own application, the Committee

RESOLVED

That, as required, the application be forwarded to the Secretary of State for approval as detailed in the report.

P/64/13 – Construction of rock revetment as a coastal scour mitigation measure, Foreshore, West Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing amendments to the list of relevant policies under 'Development Plan Policies', the Committee

RESOLVED

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

Subject to approval at the next Committee meeting

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Y/50/13 – Addition of plant equipment to the rear yard of the store as well as Key Klamp Protection, Cooperative Retail Services Ltd, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

308. 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 3.40 p.m.)