

DEVELOPMENT CONTROL COMMITTEE

18 September 2013 at 2.30 p.m.

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

Note: Councillor Haymes was absent from the meeting during consideration of the matters referred to in Minutes 268 (Part - from Application LU/190/13) to 269/

264. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Evans and Mrs Stainton.

265. 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 Bowyer declared a personal interest in Agenda Item 8, Planning Applications LU/142/13 and LU/43/13 as she had requested the applications to be brought before the Committee following a telephone call from the applicant. She had had no other dealings with the applicant.

Development Control  
Committee – 18.09.13.

266. MINUTES

The Minutes of the meeting held on 28 August 2013 were approved as a correct record and signed by the Chairman.

267. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application EP/82/13 had been withdrawn from the Agenda.

268. PLANNING APPLICATIONS

*(Prior to consideration of the following application, Councillor Mrs Bowyer redeclared her personal interest and remained in the meeting and took part in the debate and vote.)*

LU/42/13 – Construction of a 5 bedroom detached dwelling and detached garage. Departure from the Development Plan, Flint Acre, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways, the Planning Team Leader reiterated the comments set out in the report recommending the application be refused on the grounds of prematurity as it was not possible to gauge how this proposal would integrate or not with the significantly sized and approved outline scheme in the nearby locality.

However, in discussing the matter, Members did not agree with the reason for refusal and comment was made that the proposal was sympathetic to the area and did not overlook neighbours. A site visit was suggested but not supported and, following consideration, the Committee did not accept the recommendation to refuse. Following a short adjournment to enable officers to formulate conditions for any approval, the Committee

RESOLVED

That the application be approved, subject to the following conditions and informatives:-

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 location, 01S, X01, 04a and 24a.

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 be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority. A 'statement of details' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: to enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy GEN7 of the Arun District Local Plan.

4. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy GEN7 of the Arun District Local Plan.

5. The dwelling shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policy GEN7 of the Arun District Plan.

Development Control  
Committee – 18.09.13.

6. The access 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.

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

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

7. 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 planning 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.

Informatives - Standard Informatives relating to Statement pursuant to Article 30 of the Town and Country Planning (Development Management Procedure)(England)(Amendments No.2) Order 2012; Section 106 legal agreement relating to affordable housing; connection to the public sewerage system; and Part 1 of the Wildlife and Countryside Act 1981.

*(Prior to consideration of the following application, Councillor Mrs Bowyer redeclared her personal interest and remained in the meeting and took part in the debate and vote.)*

LU/43/13 – Construction of 4 No. bedroom detached dwelling and detached garage. This is a Departure from the Development Plan, Flint Acre, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing the deletion of the reason for refusal relating to prematurity, Members expressed views that the proposal was too large for the site, too prominent, and questioned the relationship of the dwelling with the boundaries to the north and south if it. The Committee therefore

RESOLVED

That the application be refused as detailed in the report.

LU/190/13 – Temporary translocation of Fish Kiosk for the duration of the Tidal Flood Defence Improvements and Public Realm Enhancements, Riverside Fish, Pier Road, 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.

FG/80/13 – Proposed rear and side extension and roof modification with dormers to enlarge bungalow, existing garage demolished, 27 Highdown Way, Ferring Having received a report on the matter, the Committee agreed that the proposed extension was too excessive and would demonstrably harm the locality and

RESOLVED

That the application be refused as detailed in the report.

FG/85/13 – Change of use of retail unit (A1 Shops) to 1 No. 2 bed residential flat (C3 Dwelling Houses), Ocean Parade, 1 Ocean Drive, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

208

Development Control  
Committee – 18.09.13.

EP/82/13 – Rooms in roof incorporating 2 x flat roof dormers to the side elevations and 2 velux rooflights and new uPVC windows to rear elevation, En Passant, Kingston Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/164/13 – Existing pitched roof replaced with new flat roof and enlargement of existing 2<sup>nd</sup> floor bedroom, 114 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/61/13 – Installation of window to flank wall, This application affects the setting of Arundel Conservation Area, 9A Tarrant Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

#### 269. 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 3.26 p.m.)