

DEVELOPMENT CONTROL COMMITTEE

18 December 2013 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 Stainton, Steward

433. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Goad, Mrs Pendleton and Northeast.

434. 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.

Councillors Mrs Bower and Bower declared a prejudicial interest in Agenda Item 8, Planning Application EP/124/13, as the applicant was a personal friend. They stated they would leave the meeting during its consideration.

Councillor Mrs Stainton declared a personal interest in Agenda Item 8, Planning Application FP/125/13, as it was sited in the road in which she lived. She stated that she would remain in the meeting and speak to the item.

Development Control
Committee – 18.12.13.

435. MINUTES

The Minutes of the meeting held on 13 November 2013 were approved as a correct record and signed by the Chairman.

436. PLANNING APPLICATIONS

AW/192/13 – Addition of weatherboard cladding to elevations of beach house and boat house together with redesign of eaves to be similar to main house, also removal of first floor external balustrade and re-instatement of a projecting balcony. This application affects the character and appearance of Aldwick Bay Conservation Area (Extended), 2 Byeway Cottage, The Byeway, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/236/13 – Replacement single storey rear extension. Resubmission of AW/156/13. This application also lies within the parish of Pagham, 37 Lincoln Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/72/13 – Application for the variation of condition 1 of previously approved planning application BE/151/11 relating to the submitted plan, Land south of Shripney Garden Caravan Park, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/219/13/A – Main Sponsors sign board to north elevation and eaves level advertisers' linear sign board to east elevation, Bognor Rugby Club, Hampshire Avenue, Bognor Regis 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

345

Development Control
Committee – 18.12.13.

BR/220/13/L – Application for Listed Building consent for the conversion of redundant space at first floor level to create Screen 3 seating up to 45 persons, Picturedrome Cinema, 51 Canada Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/223/13 – Conversion of existing two storey house including roof extension, front dormer extension and ground floor infill extension to create 6 No. self contained units, Allen House, 112 Aldwick Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/233/13/DOC – Application for approval of details reserved by Conditions 6 and 8 imposed on BR/148/11 relating to cycle storage and visibility splays, Glenlogie, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved.

BR/249/13 – Change of use of ground floor from Motor Vehicle Sales & Servicing/Repairs (Sui Generis) to A1 (Shops) Food Retail, Nyetimber Mazda, 33 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and a change to Condition 4 relating to the hours for deliveries, Members participated in some debate on the matter.

Discussion centred on concerns around highway issues, i.e. parking of the delivery lorries and the congestion very often experienced on the A259 at this spot. However, it was pointed out that County Highways had raised no objection to the proposal. Due to the proximity of the traffic lights and the narrowness of the A259 outside the premises, an assurance was sought that delivery lorries would not unload on the A259 but would do so in Hillsboro Road by the designated parking area. It was confirmed that deliveries would be made from Hillsboro Road and not Chichester Road.

Following consideration, the Committee

Development Control
Committee – 18.12.13.

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 4 to read:-

“No deliveries shall be taken at or despatched from the site outside the hours of 07.00 and 22.00 with the exception of a daily delivery of newspapers/magazines only from 06.00 am.

Reason: In the interests of the residential amenities of neighbouring properties in accordance with Policies GEN7 and GEN32 of the Arun District Local Plan.”

EP/110/13 – Loft conversion – front hip to gable with velux windows in side elevation. Removal of chimney, 12 Normandy Drive, East Preston 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, Councillors Mrs Bower and Bower had declared a personal interest and left the meeting and took no part in the debate or vote.)

EP/124/13 – Retention of new front wall & gate in lieu of previously removed 3m high mixed hedge & drive gates, 50 Angmering Lane, East Preston Having received a report on the matter and following a short debate, a request was made that a site inspection should be undertaken to assess the impact of the wall on the street scene as it was felt it could not be properly ascertained from the photographs that had been displayed. On being duly seconded, the Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

(As the vote was split the Chairman used her casting vote.)

(Prior to consideration of the following application, Councillor Mrs Stainton had declared a personal interest. She remained in the meeting and took part in the debate and vote.)

FP/125/13 – Convert existing supported living accommodation into 8 x 1 bedroom units for supported living for people with learning difficulties and mental health, Grange Lodge, 45 Summerley Lane, Bognor Regis Having received a report on the matter, the Chairman corrected a grammatical error within Recommendation 3 as follows “management company/owner of the premises must be submitted to **and** approved by the Local Planning Authority,.....” Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to correction of Condition 3.

FP/143/13 – Change of use from offices (B1-Business) to residential use (C3 – Dwelling Houses). This application affects the character and appearance of the Felpham Conservation Area, Church House, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/120/13 – Variation of condition 2 (house type amendments) imposed under planning appeal relating to planning application FG/123/10, Jenkins Yard, Glenbarrie Way, Ferring Having received a report on the matter, it was pointed out that Condition 11 was a duplication of Condition 10 and should be deleted.. In discussing the matter, comment was made with regard to Glenbarrie Way and the fact that this private road was in a state of disrepair that would be exacerbated by the works traffic to and from the site. Although this could not be dealt with by way condition, the Committee was advised that the applicant would be upgrading the road as part of phased works to improve the foul and surface water drainage – potholes would be repaired and there would be an upgrade to the road to facilitate the amenity of the development. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to deletion of Condition 11.

Development Control
Committee – 18.12.13.

F/17/13 - Form open sided canopy and enclosed store on east side of the North Warehouse. (This application is a Departure from the Local Development Plan), R T Page & Sons Ltd, Unit R2, Ford Road, Ford Having received a report on the matter, the Committee was advised that this application had been withdrawn from the Agenda.

LU/280/13 – Construct 5 No. beach huts on concrete bases, Beachfront adjacent to Promenade, Sea Road, Littlehampton Having received a report on the matter, the Committee was divided in its view as to the suitability of this proposal and it was proposed and duly seconded that the matter be deferred to enable the principle of a policy for beach huts to be agreed. However, on being put to the vote this was declared LOST. The Committee then

RESOLVED

That the application be approved as detailed in the report.

LU/289/13 – Use of existing premises as off licence/grocery shop (A1 Shops), Essex House, 2 Wick Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional information from the applicant and an amendment to the opening hours on Sundays and Bank Holidays to allow the sale of newspapers from 8.00 a.m. the Committee

RESOLVED

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

M/71/13 – Demolish sub standard bungalow and erect a pair of semi-detached dwellings, White Horses, 9 Main Drive, Middleton on Sea Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

437. PLANNING APPEALS

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

438. DIVERSION OF FOOTPATH NO. 154 AT SITE 6 FELPHAM, ORDER 1
TOWN & COUNTRY PLANNING ACT 1990

The Committee received a report from the Planning Solicitor which sought approval for diversion of Footpath No. 154 at Policy Site 6, Felpham under Order 1, Town & Country Planning Act 1990.

Following consideration, the Committee

RESOLVED – That

- (1) the Diversion Order be confirmed; and
- (2) confirmation of the Diversion Order be advertised and notified according to the Regulations.

439. DIVERSION OF FOOTPATH NO. 154 AT SITE 6 FELPHAM, ORDER 2
HIGHWAYS ACT 1980

The Committee received a report from the Planning Solicitor which sought approval for diversion of Footpath No. 154 at Policy Site 6, Felpham under Order 2, Highways Act 1980.

Following consideration, the Committee

RESOLVED – That

- (1) the Diversion Order be confirmed; and
- (2) confirmation of the Diversion Order be advertised and notified according to the Regulations.

440. DIVERSION OF FOOTPATH NO. 297 ALDINGBOURNE AT LAND
ADJOINING SUNNYSIDE, WESTERGATE STREET, ALDINGBOURNE

The Committee received a report from the Planning Solicitor which sought approval for diversion of Footpath No. 297 Aldingbourne at land adjoining Sunnyside, Westergate Street, Aldingbourne under Section 257 Town & Country Planning Act 1990.

Following consideration, the Committee

RESOLVED – That

Development Control
Committee – 18.12.13.

- (1) subject to the agreement of West Sussex County Council, as Highway Authority, an order be made and advertised for diversion of the footpath in the terms of the draft Order attached to the report; and
- (2) the Head of Legal and Administration be given delegated power to amend the draft Order and Order Map, to respond to any comments from West Sussex County Council and the applicant for the Diversion and others, on drafting points and map details, as opposed to the principle of the Order.

441. PILOT PROJECT – DELEGATION OF DECISION MAKING TO LITTLEHAMPTON TOWN COUNCIL IN RESPECT OF HOUSEHOLDER PLANNING APPLICATIONS

Following on from a report presented to the Committee in August 2011 in respect of “Pilot Project – Delegation of Decision Making on Some Forms of Planning Application to Quality Parish Councils”, Members now received an update report from the Head of Development Control. Members were advised that it was proposed that from 1 January 2014, Littlehampton Town Council would undertake a pilot project to determine all householder planning applications within its area and a minor change to the process was also suggested with regard to any decisions taken by the Town Council which were contrary to the District Council officers’ recommendations.

In considering the matter, comment was made that the pilot scheme would need to be carefully monitored to assess the extra burden that would be placed on officers in managing the project and to ensure it was sustainable given the limited staff resources. In addition, a request was made that the Committee be kept updated on all the applications being delegated and the decisions made by the Town Council.

The Committee then

RESOLVED

That the update be acknowledged and the changes set out in the report in respect of the model S.101 agreement relating to decision making and the powers of recovery should they be required.

442. COMPLIMENTS OF THE SEASON

The Chairman extended the compliments of the season to Members and officers and thanked them for their cooperation during the year.

(The meeting concluded at 4.45 p.m.)