

DEVELOPMENT CONTROL COMMITTEE

10 April 2013 at 2.30 p.m.

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

[Note: The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated: Councillor Mrs Stainton, Minutes 623 to 627 (from Application AW/16/13); and Councillor Mrs Bower, Minutes 624 to 627.]

Councillor Elkins was in attendance for part of the meeting.

621. APOLOGIES FOR ABSENCE

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

An apology had also been received from Councillor Brooks, who had taken up the vacancy on the Committee due to changes in the political balance of the Council.

622. 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.

623. MINUTES

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

624. PLANNING APPLICATIONS

P/70/12 – Siting of additional mobile home, Fieldview, Pagham Having received a report on the matter, together with the officer’s written report update detailing a consultation response from the Health & Safety Officer, the Committee was reminded of a recent appeal decision whereby the Inspector had stated that there was a modest need for additional gypsy and traveller sites in the Arun District. In addition, the Planning Team Leader advised that it was recognised that the application would result in a reduction in outside space but that this could be ameliorated by condition in that the additional mobile home would be for the use of the elderly parents only.

In discussing the matter, Members raised a number of concerns which centred around the serious lack of amenity space for children living on the site and, also, that there would be insufficient turning area for vehicles which would then have to reverse into the Pagham Road. The site itself had become extremely untidy and, as it was in a prominent position entering the village, it was felt that another mobile home would cause harm to the visual amenity of the area. Further comment was made that the parents would not be made homeless as they were settled on a site elsewhere.

It was suggested and agreed that, should the application be approved, an additional conditional was required to read “All access and egress from this site shall be in a forward gear”. However, on voting for the substantive motion, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

1. Given the limited size of the site, it is considered that the provision of a third mobile home will unacceptably reduce the amount of outdoor amenity space for the occupiers and children of the two existing mobile homes, in conflict with Policy GEN7 of the Arun District Local Plan and the NPPF.

2. Given the site's prominent location, the proposed positioning of the mobile home closely abutting the public highway will have an unacceptable impact on the area's character and appearance, in conflict with Policy GEN7 of the Arun District Local Plan and the NPPF.

LU/12/13 – 32 Esher Drive, Littlehampton Having received a report on the matter and verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/247/12 – Retention of garden shed, Gull Point, Outram Road, Felpham Having received a report on the matter and confirmation from the Planning Team Leader that the substitute plans proposed a cutting back of the overhang, the fitting of guttering to the north side adjoining Seabank and that there was a 40mm gap to service the drain, a Member comment was made that there should be a time limit of three months to carry out the work. The Committee agreed and

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 1 to read:-

“The development hereby approved shall be carried out in accordance with the following approved plans within 3 months: drawing 001 rev B Revised Location Plan; drawing 002 rev A Revised Block Site Plan; drawing Amended Drainage, Landscape and Garden Shed, received on 24 January 2013 and Amended Elevations, received on 8 February 2013.

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.”

EG/6/13 – Retention of 2.4m high anti climb security fencing to front boundary, Poling Motor Co, Fordingbridge Industrial Estate, Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing an amendment to the report in that reference to the South East Plan had been deleted, the Committee

RESOLVED

That the application be approved as detailed in the report.

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EP/135/12 – Demolition of 2 existing dwellings and the erection of 7 No. 3 bedroom houses and 5 No. 2 bedroom flats/maisonettes with associated landscaping and parking (resubmission following EP/69/12), Malvern & Kerria, Station Road, East Preston Having received a report on the matter, together with the officer's written report update detailing inaccuracies in the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/2/13 – Proposed change of use of agricultural land to form part of residential curtilage associated with Thatchers. Extension and alterations to the dwelling including demolition of existing part of house and erection of a two storey side extension and single storey rear extension, Thatchers, The Thatchway, Angmering Having received a report on the matter, together with the officer's written report update detailing an amendment to the report in that reference to the South East Plan had been deleted, the Committee

RESOLVED

That the application be refused as detailed in the report.

A/130/12 – New Chandlers BMW/Mini Dealership facility including workshop/MOT facility, car valeting and car storage with new access from A259 and comprehensive hard and soft landscaping scheme. (This application is a departure from the Development Plan), Land South of the A259, Littlehampton Road, Angmering Having received a report on the matter, together with the officer's written report update detailing additional information received from the applicants and an update on revised reasons for refusal following receipt of that information, the Committee was advised by the Senior Planner that, although the NPPF presumed in favour of economic development, it was felt that the economic benefits of job creation did not outweigh the impact on the local landscape and visual impact, in conflict with Arun Local Plan Policy GEN7. Furthermore it was maintained that the proposal would compromise the objectives and fundamental integrity of the strategic gap, in conflict with Policy AREA10.

In discussing the application, comment was made that this proposal constituted environmental vandalism due to the impact it would have on the strategic gap and the South Downs National Park. It was acknowledged that the intent of the Local Plan was to encourage economic development within Arun but it had to be in the right place and this was not. Further comment was made that there were other site locations within the District which would be better suited to this proposed development.

Following consideration, the Committee

Subject to approval at the next Committee meeting

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RESOLVED

That the application be refused as detailed in the officer report update.

AW/16/13 – Single storey extension, Aldwick British Legion, 20 Hewarts Lane, Aldwick 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 Mr and Mrs Maconachie declared a personal interest as one of the public speakers was known to them.)

AL/110/12 – New visitor building, extension to the existing client facilities building & reconfiguration of existing animal petting buildings. New landscaping elements including car parking, new planting & improved pathways. This application is a Departure from the Development Plan, The Aldingbourne Country Centre, Blackmill Lane, Norton Having received a report on the matter, together with the officer's written report update detailing an additional representation from the Parish Council; deletion of any reference to the South East Plan; and amended conditions, the Committee was advised by the Planning Team Leader that a new condition 4 was proposed. This was to ensure that the development would solely benefit the Aldingbourne Trust or any other registered charity as any granting of permission was due to the exceptional circumstances relating to the proposal.

In the course of discussion, the County Highways Officer in attendance advised why the County Council had raised no objection to the proposal and further advised that passing places would be established along Blackmill Lane to ease the movement of traffic.

As there was some concern expressed that this proposal was being recommended for approval when a previous application on this site for an eco house had been refused, a request was made for a site visit to take place to ascertain the impact on the locality. 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 and the officer report update.

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AL/114/12 – Erection of 4 No. four bedroom detached dwellings with associated car ports & extension of existing access road to serve site, Land adjoining Sunnyside, Westergate Street, Westergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

625. PLANNING APPEALS

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

(Prior to consideration of the following application, Councillor Bower declared a personal interest as Chairman of Policy Site 6 Advisory Group, which had discussed this matter.)

626. SECTION 119 HIGHWAYS ACT 1980 – DIVERSION OF FOOTPATH NO. 154 (NORTHERN PART), FELPHAM

The Planning Solicitor presented this report which sought approval for an Order to divert Footpath 154 (Northern part), Felpham and, following consideration, the Committee

RESOLVED

That, subject to receipt of any necessary agreement from the County Highways Authority and Natural England, an Order be made and advertised for diversion of the Footpath in the terms of the draft Order attached to the report.

627. TOWN & COUNTRY PLANNING ACT 1990 – DIVERSION OF FOOTPATH NO. 154, FELPHAM

The Planning Solicitor presented this report which sought approval for an Order to divert Footpath 154, Felpham. The Committee was also requested to agree to additional wording at the beginning of the recommendation “subject to West Sussex County Council’s agreement” as the County Council had not yet forwarded a response in respect of this matter. Following consideration, the Committee

Subject to approval at the next Committee meeting

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RESOLVED

That, subject to West Sussex County Council's agreement, an Order be made and advertised for diversion of the footpath in the terms of the draft Order attached to the report.

(The meeting concluded at 5.30 pm)