

DEVELOPMENT CONTROL COMMITTEE

13 March 2013 at 2.30 p.m.

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

606. APOLOGIES FOR ABSENCE

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

607. 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 Bower declared a personal interest in Agenda Item 6, Planning Application EP/83/12, as the site of the application was opposite the entrance to a property he was a Trustee of.

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Councillor Mrs Bowyer declared a personal interest in Agenda Item 8, Planning Applications LU/14/13/L, LU/20/13, LU,21/13/CA and LU/296/13/CA as a member of Littlehampton Town Council.

608. MINUTES

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

609. DEFERRED ITEMS

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

EP/83/12 – Outline application with some matters reserved for redevelopment of site with the erection of 5 No. dwellings, The Martlets, Sea Road, East Preston
Members were reminded that this application had been deferred from the meeting on 16 January 2013 to enable Members to visit the site and for further negotiation with the applicant. The Chairman welcomed Mr Dominic Smith, West Sussex County Highways, to the meeting as he was in attendance to answer Members' questions.

In discussing the matter, Members expressed concern that County Highways were prepared to accept that the visibility splays fell below standard but that the splays were sufficient for speeds of 20 mph and would not cause safety issues. Drawing on local knowledge, comments were made that vehicles travelled at greater speeds along Sea Road and Fairlands and, in addition, waiting restrictions, bus routes and on road parking exacerbated an already difficult situation.

The County Highways Officer advised that the applicant had responded positively to points raised in the safety audit and improvements were proposed to the existing access which, whilst not presently in use, could be reopened at any time. In addition, accident data for the area had not highlighted any problems. On being asked the question, he confirmed that the proposed visibility splays were not adequate for vehicles travelling at 30 or 40 mph.

Following further discussion between Members and officers, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The proposed access is considered to be substandard and does not provide acceptable highway visibility for vehicles exiting the site, which would result in a danger to highway users, in conflict with Policy GEN7 of the Arun District Local Plan.

EG/44/12 – Demolish existing single storey buildings to the rear of Nos 43 & 45 and redevelop the site incorporating No. 47 for residential use, comprising 11 No. 1 & 2 bed flats, a shop unit & associated external works, Land to rear of 43, 45 & 47 Barnham Road, Barnham The Committee was reminded that this application had been deferred at the meeting on 12 December 2012 to enable officers to obtain further information in respect of the lack of parking capacity within the site and issues raised regarding right of access to parts of the site. A report update was provided to enable Members to now reconsider the application.

Councillor Mrs Goad was absent from the meeting but the Committee agreed that her written representation could be read out as she was a Ward Member for Barnham.

In considering the matter, comments were made that this was inappropriate over development for the site, was not in keeping with the surroundings, there was an unacceptable lack of amenity space and the lack of parking within the site was of concern. However, officer advice was given that this was a village centre location which was considered to be highly sustainable and technical advice had been given that the proposed development was acceptable, subject to conditions. In respect of parking, the applicant had offered to provide parking permits for residents in the car park across the road from the site and there were alternative places to park. The County Highways Officer stated that in fact there were sites across the country where parking was not permitted at all.

Following discussion, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

1. The proposed residential development by reason of the arrangement/layout of the proposed blocks, their scale, massing and site coverage would represent an unacceptable form of overdevelopment harmful to the character and appearance of the locality contrary to the NPPF and GEN7 of the Arun District Local Plan 2003.

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2. The proposal fails to provide adequate on-site parking spaces having regard to the limited on-street parking available in the centre of Barnham, contrary to GEN7 and GEN12 of the Arun District Local Plan 2003.
3. The proposed development would give rise to unacceptable living conditions for future occupiers contrary to GEN7 of the Arun District Local Plan 2003.

610. PLANNING APPLICATIONS

BE/175/12 – Demolition of 2 garages and construction of single storey 2 bedroom house, 36 Markfield, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/239/11 – Conversion of existing nightclub premises into two town houses & eight apartment flats, The Beach, The Esplanade, Bognor Regis Having received a report on the matter, the Committee was advised that this application had been deferred.

BR/297/12 – Change of use of first floor flat (C3 Dwelling House) to offices (A2 Financial & Professional Services), The Estate Office, Alma Place, Lennox Street, Bognor Regis Having received a report on the matter, , the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/314/12 – Application for removal of condition No. 13 imposed on planning application BR/608/76 regarding age restricted occupancy, Bickleys Court, Richmond Avenue, Bognor Regis Having received a report on the matter, the Housing Strategy and Enabling Manager advised the Committee that, following negotiations with the Housing Association, the scheme had been sold to a charity and he was satisfied that the properties would meet the requirement for affordable housing for armed services personnel and veterans. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

LU/14/13/L – Application for Listed Building Consent for the demolition of former ADC Housing offices and making good east elevation of retained building, Former ADC Housing Offices, Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing representation and consultation responses received and amended conditions, the Committee heard that, once the building was demolished, the area would be temporarily landscaped until such time as the site was developed. The Committee then

RESOLVED

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

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

LU/20/13 – Demolition of existing building (Local government Housing Office B1 Business) remedial work to east elevation of Manor House & site enhancement comprising change of use to temporary garden area (D2 Assembly and Leisure), former ADC Housing Offices, Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional consultation response and representation received and resultant amended condition sheet, the Committee

RESOLVED

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

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

LU/21/13/CA – Application for Conservation Area consent for demolition of existing building within the East Street, Littlehampton Conservation Area, former ADC Housing Offices, Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representation and consultation response received, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

LU/296/12 – Proposed open stage/wind shelter, Stage by the Sea, The Promenade, Littlehampton Having received a report on the matter, Members were advised that this was a joint project by the Town Council and the District Council to celebrate the Queen's Diamond Jubilee and, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/317/12 – Replace and extend a fence around the rear garden. Erect a new shed and remove existing garage door and replace with a half brick wall and PVCu window to match existing, 18 Linnet Close, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

611. PLANNING APPEALS

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

612. PROPOSED LOCAL VALIDATION LIST

The Head of Development Control presented this report which updated the Local Validation List to comply with Policy INF2 of the CLG: Development Management Policy Annex. Members were advised that the List would give certainty to the applicants and agents when the requirements were necessary and it was also highlighted that a check list had to be submitted to show that all the issues had been considered when putting forward a planning application.

As the document would be viewed as a live document, approval was also being sought for the Head of Development Control to be able to make revisions to the List when required, although any major changes would still be presented to the Committee for consideration.

The Committee

RESOLVED – That

- (1) the revised Local Validation List (Appendix A), the Local Validation Checklist (Appendix B) and the Biodiversity Checklist, together with its guidance notes (Appendices C & D) be approved for consultation purposes;
- (2) the review of the Local Validation List should not include the requirements for householder type applications; and
- (3) the Local Validation List be viewed as a live document and the Head of Development Control be given authority to make revisions to the List when required.

(The meeting concluded at 4.15 pm)