

DEVELOPMENT CONTROL COMMITTEE

16 January 2013 at 2.30 p.m.

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

Mrs Pendleton was absent from the meeting during consideration of the matters referred to in Minutes 490 – 492.

Councillor Mrs Brown was also present for part of the meeting.

490. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bower, Evans and Northeast.

491. 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.

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Councillor Bower declared a personal interest in Agenda Item 8, Planning Application EP/83/12 as the site was opposite a property of which he was Chairman of the Board of Trustees and, although not directly affected by the application, he would reserve his right to speak.

492. MINUTES

The Minutes of the meeting held on 12 December 2012 were approved as a correct record and signed by the Chairman.

493. TREE APPLICATIONS

M/90/12/T – Fell 13 No. Sycamore trees, 7 No. Hazel trees, 16 No. Willow trees and 9 No. Hawthorn trees, Land North of Elmer Sands Estate, Middleton Having received a report on the matter, together with the officer's written report update detailing a consultation response from Natural England and 5 further letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

494. PLANNING APPLICATIONS

AL/63/12 – Extension of existing caravan site to form 40 pitches for touring caravans, Lidsey Caravan Park, Lidsey Road, Lidsey Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/261/12 – Replace detached garage with playroom above and detached swimming pool and enclosure, 29 Selsey 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

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AW/266/12 – Remove existing western boundary hedge and construct new boundary wall to match existing with new hedge behind, 108 Manor Way, Aldwick
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/56/12 – Erection of a terrace of 4 No. dwellings and 1 No. single detached dwelling with additional landscaping and off-street parking (this application is a Departure from the Development Plan), Land at West Drive, Ham Manor Estate, Angmering
Having received a report on the matter, together with the officer's written report update detailing improved wording to Condition 7 and that the Affordable Housing Agreement had been signed and agreed, Members acknowledged that the site was suitable for development but expressed reservations that the proposal on the table was an overdevelopment and of a poor design and layout . Serious concerns were also raised that the parking proposed within the site was inadequate and it should not be expected to overspill onto the highway, which was a narrow private road.

On being put to the vote, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

1. The site by virtue of its limited size is not capable of satisfactorily accommodating the proposed five dwellings and the associated cumulative impact created. The proposal is therefore considered to be an overdevelopment of the site in conflict with the National Planning Policy Framework and Policy GEN7 of the Arun District Local Plan.
2. The proposed layout is not considered to satisfactorily accommodate the proposed five dwellings, resulting in a cramped and contrived appearance with a poorly designed and associated parking area contrary to the National Planning Policy Framework and Policy GEN7 of the Arun District Local Plan.

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BE/120/12 – Outline application with some matters reserved for the erection of 9 No. dwellings comprising of bungalows and chalet bungalows, Land east of 15 Renoir Mews, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/127/12/A – Various non-illuminated and internally illuminated signage, Former LEC Site, Shripney Way, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing comment from Bognor Regis Town Council and a letter of objection, the Committee was advised that a split decision was being sought in that the 111 functional, totem and advertising signs as detailed in the report were being recommended for approval whereas the three sky signs should be refused for the reasons detailed in the report.

Prior to considering the matter, the Committee was advised that the applicant had requested that the two sky signs already installed (north east and south west sky signs) be approved and that the third proposed sign (north west sky sign) would be withdrawn from the application.

As the Ward Member was absent from the meeting due to illness, the Committee agreed that a written representation from him could be read out by the Chairman. He was of the view that the two sky signs already in situ (north east and south west sky signs), whilst being prominent, were not detrimental to the area and he requested the Committee to consider approving all the signage.

Following some discussion, the Committee

RESOLVED – That

- (1) the 111 signs be approved, as detailed in the report;
- (2) the two sky signs already installed be approved; and
- (3) the north west sky sign as detailed in drawing CHQ.12.9691-PL18 be refused.

Subject to approval at the next Committee meeting

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BR/202/12 – Catering kiosk (non-fixed) and retention of adjoining decking area for customers, Shake & Bake Kiosk, The Esplanade, Opposite Mountbatten Court, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/228/12/CLE – Application for Certificate of Lawfulness for an existing use – Use as a first floor flat, The Picturedrome, 51A Canada Grove, Bognor Regis Having received a report on the matter, the meeting was advised that this application had been withdrawn from the Agenda.

BR/255/12 – Change of use of nine parking spaces to a hand car wash and valeting operation including the installation of an office, Tesco Stores Ltd, Shripney Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report

BR/266/12 – Erection of 2 No. 2 bed dwellings and 1 No. 3 bed dwelling and formation of 3 No. parking spaces, 28 & 30 Corbishley Road, Bognor Regis 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, Councillor Bower redeclared his personal interest and spoke on the matter. 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 Having received a report on the matter, Members expressed concern about access to and parking at the site and therefore

RESOLVED

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

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FP/211/12 – 2 storey rear extension with modifications to roof, front extension and dormer alterations, front boundary fence and gates, internal alterations and re-fenestration. Resubmission of previously withdrawn application FP/168/12, 11 Crossbush Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/283/12/PO – Application to Modify a Planning Obligation dated 1st August 1986 relating to age restriction under Planning Application LU/283/85, 8 Madehurst Court, Gloucester Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/61/12 – Change of use of redundant small horticultural building (Sui Generis) to storage of upholstery materials (B8 storage or distribution), Brookview Nursery, Eastergate Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

495. PLANNING APPEALS

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

496. DEVELOPMENT CONTROL PLANNING PERFORMANCE

The Committee received a report from the Assistant Director of Planning and Economic Regeneration which set out

- (i) a proposed response to the recent Government consultation paper 'Planning Performance and the Planning Guarantee' – the Committee agreed the responses as set out at Appendix B to the report;
- (ii) the outcome of a review of the Development Control Committee (both Members and officers) which had been carried out by the Planning Officers Society – it was suggested and agreed that a training day

- would be arranged to provide an opportunity for Members to properly consider the outcome of the review and to also receive training with regard to material considerations and the use of site visits. An officer request was made that Members make every effort to respond when the invitation was sent out as it was important that there should be a high attendance level; and
- (iii) the detail of a review of the Council's performance in respect of planning appeals – in presenting this report, the Strategic Development Officer particularly highlighted the recommendation from the Assistant Director of Planning and Economic Regeneration that he would seek a deferral of an application where Members reached a contrary view to that of the officers as the risk of costs awarded against the Council might be substantially increased, together with the fact that the Council could be identified as a poor performing authority.

Following consideration, the Committee

RESOLVED – That

- (1) the proposed response to the Planning Performance and Planning Guarantee consultation paper be approved;
- (2) the content of the Planning Officers Society (POS) report on the Development Control Committee decision process be noted and a training day be arranged to consider the report and its recommendations in more detail; and
- (3) the content of the appeals performance report be noted and that, when appropriate, the Assistant Director of Planning and Economic Regeneration to seek deferral of cases considered to be at significant risk.

(The meeting concluded at 4.45 pm)