

DEVELOPMENT CONTROL COMMITTEE

13 February 2013 at 2.30 p.m.

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

536. APOLOGIES FOR ABSENCE

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

537. 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 Goad declared a personal interest in Agenda Item 8, Planning Application AL/116/12, as she knew the applicant.

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538. MINUTES

The Minutes of the meeting held on 16 January 2013 were approved as a correct record and signed by the Chairman.

539. REPORT ON THE CONCLUSION OF THE HIGH COURT CHALLENGE TO THE PLANNING INSPECTOR'S DECISION LETTER RELATING TO JENKINS YARD, GLENBARRIE WAY, FERRING

The Chairman advised the meeting that this item would be dealt with as a matter of urgency at the end of the meeting under Agenda Item 9, Planning Appeals, as it was important that the Committee was advised of the outcome of the appeal.

540. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application AL/110/12 had been withdrawn from the Agenda.

541. PLANNING APPLICATIONS

WA/62/12/CLE – Application for a Lawful Development for an existing aggregate business, Ashogle & 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.

WA/71/12 – Revisions to WA/66/11 to amend design and layout of 6 No. residential dwellings with associated car parking, access and landscaping (in association with WA/72/12). Departure from the Development Plan, The Holly Tree Public House, The Street, Walberton Having received a report on the matter, together with the officer's written report update detailing removal of Condition 8 for the reasons detailed and amendments to the original planning application report, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/72/12 – Revisions to previous approval WA/66/11 for the proposed refurbishment works to the Holly Tree pub including 4 No. Bed & Breakfast rooms, The Holly Tree Public House, The Street, Walberton Having received a report on the matter, together with the officer's written report update detailing amendments to the original planning application report and an amended recommendation deleting reference to a legal agreement, the Committee

RESOLVED

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

WA/75/12 – Application for variation of Condition 2 following a grant of planning permission WA/37/11 to amend the design of the building, Land adjacent to Village Hall, The Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/206/12 – Two additional small retail units and extension to dwelling at No. 13 North lane with new landscaping work, 13-17 North Lane, Rustington Having received a report on the matter, Members expressed grave concerns with regard to the matter of parking on the highway and the traffic problems experienced in the area, particularly due to the proximity of the school. Advice was given that County Highways was now happy with the splay area and had no objections to the application and that, if Members were minded to refuse the application, sound planning reasons for refusal would need to be tabled. A site inspection was requested and duly seconded but, on being put to the vote, was not supported. The Committee then

RESOLVED

That the application be approved as detailed in the report.

R/221/12 – Change of use from retail (A1 shops) to dental surgery (D1 Non-Residential Institution), Churchill Parade, 5 The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to window display, the Committee

RESOLVED

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

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P/94/12 – Demolition of existing bungalow and erection of replacement bungalow with open sided carport, 11 West Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing consultation responses received and an additional Informative to be applied to any approval, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/307/12 – Application for variation of condition 15 imposed under planning approval LU/271/11 to vary delivery, loading or unloading times, Former Body Shop HQ, Morrisons, Hawthorn Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/22/12 – 2 storey extensions and roof top extension. Resubmission of K/13/12, 67 Coastal Road, Kingston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report

FG/150/12 – Use of land for parking of vehicles, caravans, boats & horse trailers (B8 Storage & distribution), Green Gold Nursery, 5 Littlehampton Road, Ferring Having received a report on the matter, some Members expressed concern that the amount of vehicles and caravans to be stored at the site was unknown and could lead to an over-intensification of use. It was felt that this was an unacceptable use for a rural area. The Head of Development Control suggested that the application could be deferred to enable officers to obtain a list from the applicant of exactly what would be stored on the hardstanding. However, this was rejected by Members and, whilst accepting that the applicant could store and park his own vehicles at the site, any additional vehicles would be inappropriate in this sensitive location. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

“The proposed use of land for the parking of vehicles, caravans, boats and horse trailers does not require a countryside location and the proposal does not meet the needs of agriculture, horticulture or recreation in the countryside immediately surrounding the settlement of Ferring, contrary to Policy GEN2 and GEN3 of the Arun District Local Plan.”

FG/163/12 – Two storey extension and alterations, 18 Elm Park, Ferring
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/229/12/A – 1 No. internally illuminated fascia sign, 70 Felpham Road, Felpham
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/110/12 – New visitor building, extension to the existing client facilities building and reconfiguration of existing animal petting buildings. New landscaping elements including car parking, new planting and 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, the meeting had been advised that this application had been withdrawn.

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

AL/116/12 – Demolition of existing garage and lean to extension. Erection of a new single storey extension and garage and associated external and landscaping works, Lydford, Level Mare Lane, Aldingbourne
Having received a report on the matter, together with the officer’s written report update detailing that Aldingbourne Parish Council had no objection, 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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542. PLANNING APPEALS

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

The Committee also received an additional report which had been circulated prior to the meeting and which detailed the result of the Council's High Court Challenge in respect of Jenkins Yard, Glenbarrie Way, Ferring. Members noted the report and that the Council had lost the case – the developer could now implement the planning permission.

(The meeting concluded at 4.15 pm)