

DEVELOPMENT CONTROL COMMITTEE

31 July 2013 at 2.30 p.m.

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

157. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bower and Steward.

158. 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 8, Planning Application EP/56/13, as that property was in close proximity to his own dwelling and he stated that he would withdraw from the meeting during its consideration.

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Councillor Mrs Pendleton declared a prejudicial/pecuniary interest in Agenda Item 8, Planning Application M/24/13, as she was joint owner of the property. She stated that she would withdraw from the meeting during its consideration and would not exercise her right to speak.

Councillor Mrs Bowyer declared a personal interest in Agenda Item 8, Planning Application M/24/13, as she was a personal friend of the applicant

159. MINUTES

The Minutes of the meeting held on 3 July 2013 were approved as a correct record and signed by the Chairman.

It was noted that, due to an error, Councillor McDougall was present at the meeting on 5 June 2013 but had been omitted from those in attendance.

160. WITHDRAWN APPLICATION

The Chairman notified the meeting that Planning Application EP/58/13 had been withdrawn from the agenda and had been dealt with under delegated powers as the Parish Council had withdrawn its objection to the proposal.

161. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Mrs Pendleton had declared a prejudicial interest and left the meeting. She took no part in the debate or the vote.)

M/24/13 – Demolish sub standard bungalow and erect 2 No.semi detached houses, White Horses, 9 Main Drive, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing a correction to the first reason for refusal, the Committee

RESOLVED

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

LY/10/13 – Retention of 1.83m fence, concrete post, feather edge panels at the front of the property, Old Vicarage Cottage, Lyminster Road, Lyminster Having received a report on the matter, together with the officer's written report update detailing an additional letter of representation received and a verbal update in respect of a late representation, Members expressed concern that the appearance of the fence was not in keeping with the locality. As the fence had been erected in front

of a flint wall, comment was made that that wall should be repaired and reinstated. However, the wall was not listed and officer advice was given that the wall could in fact be demolished without consent. It was therefore suggested that a temporary permission for two years should be approved, subject to the fence being painted and a planting scheme being put in place to reduce its stark appearance. On being duly proposed and seconded, this amendment was agreed.

The Committee then

RESOLVED

That the application be approved, subject to the following conditions:-

- (1) Within one month from the date of this permission, details of the staining/painting of the fence shall have been submitted for the written approval of the Local Planning Authority. Within one month of the details having been approved, the staining/painting will be carried out and maintained in perpetuity thereafter.

Reason: In the interests of visual amenity in accordance with Policy GEN7 of the Arun District Local Plan.

- (2) The fence and its associated posts shall be removed within two years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- (3) A scheme for planting is to be submitted and agreed with the Council within 6 months of this decision and implemented no later than 14 months from the date of this permission.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

FP/78/13 – New conservatory to side elevation, 5 Rudwicks Way, Felpham
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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(Prior to consideration of the following application, Councillor Bower had declared a personal interest and left the meeting and took no part in the debate or vote.)

EP/56/13 – Single storey side extension, 31 Upper Drive, East Preston
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/58/13 – Replace previously approved pitched roof over garage with a pitched roof to match the existing property, allow for use of tiles to match the existing property (Resubmission following approved planning permission EP/44/11), 20 Michel Gove, East Preston Having received a report on the matter, the meeting had been advised that this application had been withdrawn.

BE/37/13 – Construct a new access onto the Bognor Relief Road roundabout to serve land and proposed grain store, Salt Box Field, Shripney Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a comprehensive second consultation response from West Sussex County Highways relating to a number of issues and resultant amended conditions, the Committee supported the proposal and

RESOLVED

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

A/66/13 – Rear chalet extension with side facing dormer extensions. Resubmission of A/14/13, 27 Lansdowne Way, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/96/13 – Proposed new bungalow, Land R/O 12-14 Old Farm Close, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representation received from the applicant and an additional condition relating to the retention of the existing hedgerow, the Committee

RESOLVED

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

AW/120/13 – Change of use from public conveniences (sui generis) to a café/tea room with external seating (A3 Restaurants and Cafes)(resubmission following AW/186/12), Public Conveniences, Marine Drive Gardens, Aldwick Having received a report on the matter and advice that the application site was Council owned land and the proposal was to vary the hours of opening to year round use, the Committee

RESOLVED

That the application be approved as detailed in the report.

162. PLANNING APPEALS

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

163. BUTLINS, BOGNOR REGIS, LOCAL DEVELOPMENT ORDER

The Senior Planner presented this report which advised the Committee on the consultation of the draft Butlins Local Development Order; set out the representations received; officer responses; and recommended amendments to the Order.

Following consideration, the Committee

RESOLVED – That

- (1) following consideration of the representations received to the draft Butlins Local Development Order, the officer response be noted;
- (2) the suggested amendments to the draft Local Development Order following the public consultation, as set out in Section 3.0 of the report be approved;
- (3) the revised Butlins Local Development Order, as set out at Appendix 1 to the report, be approved for submission to the Secretary of State for Communities and Local Government; and

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- (4) subject to the Secretary of State for Communities and Local Government not intervening through making a direction under Section 61B(1) of the Town and Country Planning Act, the Butlins Local Development Order be adopted as soon as reasonably practicable after 1 September 2013.

164. HOUSEHOLDER VALIDATION LIST

By way of this report, the Committee was advised by the Head of Development Control that the Government had tasked Local Planning Authorities with reviewing their Local Lists to ensure that all the information requirements were precise, proportionate and fit for purpose. A revised Householder Validation List had therefore been prepared which detailed the minimum information required to process an application effectively and it was proposed that this should be consulted on in the local community, including applicants and agents.

Following consideration, the Committee

RESOLVED – That

- (1) the revised Householder Validation List, as attached to the report, be approved for consultation purposes; and
- (2) the Householder Validation List be viewed as a live document and the Head of Development Control be authorised to make revision to the list when required.

165. PROPOSED LISTED BUILDING LOCAL VALIDATION LIST

The Head of Development Control presented this report which, following on from the foregoing report, sought approval for a separate local validation list to be prepared for Statutory Listed Buildings, in accordance with S10 of the Planning (Listed Building and Conservation Areas) Act 1990. It was felt that, due to the nature of listed buildings and the nature of the works that were often proposed, the information requested for an unlisted building, whilst being useful in that particular circumstance, might not be of sufficient quality to adequately judge the impact of any proposal upon a listed building.

Following consideration, the Committee

RESOLVED – That

- (1) the Listed Building Local Validation List, as attached to the report at Appendix A, be approved for consultation purposes; and

Subject to approval at the next Committee meeting

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- (2) the Listed Building Local Validation List be viewed as a live document and the Head of Development Control be authorised to make revisions to the list as and when required.

(The meeting concluded at 3.50 p.m.)