

DEVELOPMENT CONTROL COMMITTEE

21 November 2012 at 2.30 p.m.

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

367. APOLOGIES FOR ABSENCE

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

368. 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

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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 Mrs Hazlehurst declared a prejudicial/pecuniary interest in Agenda Item 8, Planning Applications A/92/12/CLP as the owner of the property and it being her main residence. She stated she would leave the meeting during its consideration.

369. MINUTES

The Minutes of the meeting held on 17 October 2012 were approved as a correct record and signed by the Chairman.

370. PREVIOUSLY DEFERRED APPLICATIONS

WA/38/12 – Loft Conversion, Field End House, Avisford Park Road, Walberton Having received a report from the meeting of the Site Inspection Panel, the Committee agreed with the Panel's view to accept the officer recommendations and

RESOLVED

That the application be approved as detailed in the report.

BE/45/12/A – 3 No. non-illuminated Car Park signs, 2 No. non-illuminated Entrance signs and 1 No. externally illuminated Gantry sign, Rising Sun, 349 Chichester road, Bognor Regis This application had been deferred from the meeting on 25 July 2012 for further negotiation between the applicant and officers as one sign in particular would affect the amenity of a neighbour. Members were advised that that sign had now been moved a significant distance and the cause for concern had been removed. The Committee therefore

RESOLVED

That the application be approved as detailed in the report.

371. PLANNING APPLICATIONS

*(Prior to consideration of the following application, Councillor Mrs Hazlehurst had declared a prejudicial/pecuniary interest and left the meeting during its consideration and took no part in the debate and vote.)*

A/92/12/CLP – Application for a Lawful Development Certificate for an extension & conservatory to side of property and an additional garage unit, 22 Bewley Road, Angmering Having received a report on the matter and verbal advice that this was a Member's application, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/82/12 – New 3 bed detached house with on-site parking & new vehicular crossover. Resubmission of AB/2/12, 3 Torton Hill Road, Arundel Having received a report on the matter, together with the officer's written report update detailing additional letters of objection received, a request was made and agreed for a site inspection to be undertaken to assess the impact of the proposal on the immediate neighbour. The Committee therefore

RESOLVED

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

BN/16/12 – Outline application with some matters reserved for a development of up to 107 No. residential units (this application is a Departure from the Development Plan), Pollards Nursery, Lake Lane, Barnham Having received a comprehensive report on the matter, together with the officer's written report update detailing additional consultation responses received and withdrawal of Reasons for Refusal 1-5 following County Highways' now raising no objection the proposal, the Committee participated in some discussion around the perceived problems of residential development of this site.

Concern was expressed that Lake Lane was not fit for purpose and a representative from County Highways, who was in attendance to answer Members' questions, did acknowledge that there were problems there and that repairs were needed but that planning was not the route. A view was expressed that removal of the proposed reason for refusal 5 would seriously weaken the position at any forthcoming appeal.

A further concern centred around the area's serious flooding issues and a request was made that a further reason for refusal should be included to seek to alleviate those problems. However, the Strategic Development Planner advised that, particularly in the light of recent appeals which had concluded that there were no sufficient reasons to justify refusal on the grounds of drainage and flooding, new development could not be required to rectify existing problems, only make the situation no worse, and it was important to bear that in mind.

Comment was also made that there was a need for glasshouses in the District and was there a case to retain the site for horticultural use? The Committee was advised that the Council did not have a policy in place for a presumption for refusal.

The Committee

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RESOLVED

That the application be refused as detailed in the officer report and update. The three remaining reasons for refusal being:-

1. The application proposals are located outside of the defined built up areas and represent a significant encroachment into the countryside on a site not well related to the existing settlement. The area in which the application proposes development is a semi-rural location surrounded by open countryside. The scale and location of the proposals would result in a significant adverse impact on the visual amenities of the location and character of the area contrary to Policy GEN3 and GEN7 of the Arun District Local Plan, Policy CC6 of the South East Plan and the National Planning Policy Framework.
2. The development proposed generates a need for public infrastructure in the form of financial contributions towards play facilities, health facilities, libraries, education, bus stop improvements and fire service. No Section 106 undertaking has been completed in order to secure these requirements and the development therefore conflicts with Policy GEN8 of the Arun District Local Plan.
3. The applicant indicates that a number of the proposed dwellings would be affordable housing but no Section 106 undertaking has been completed to secure the provision of affordable housing for the long term including socially rented housing. The proposed development therefore conflicts with Policy DEV17 of the Arun District Local Plan.

BR/194/12 – Conversion of existing care home into 12 No. 1 bed flats, 3 Marine Drive West, Bognor Regis Having received a report on the matter, reservations were expressed by some Members that the site provided insufficient parking spaces to adequately serve the development. Officer advice was given that, under Policy GEN2, reduced parking was acceptable and that, as the County Council had raised no objection to the proposal, to refuse on parking grounds would be difficult to sustain at appeal. A further view was expressed that the proposal was hideous and should be knocked down. The Ward Member, however, felt this was a good use of a redundant building. On being put to the vote, the Committee did not support the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

Subject to approval at the next Committee meeting

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1. The proposed extensions and alterations to facilitate the conversion are considered to be of poor design and harmful to the street scene and character of the area contrary to GEN7 of the Arun District Local Plan and the NPPF.
2. The proposal provides insufficient on site parking to serve the 12 one bed units contrary to GEN7 and GEN12 of the Arun District Local Plan and the NPPF.

EG/56/12 – Detached garage, 34 Downview Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/136/12/A, Erection of 1 No. non-illuminated stack board sign to front of site, 42 Flansham Lane, Ivy Cottage, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

FG/107/12/A – Various illuminated and non-illuminated signage, Asda, Littlehampton Road, Ferring Having received a report on the matter, together with the officer's written report update detailing an error in the report, the Committee was advised that detailed negotiations had been undertaken with the applicant to achieve a reduction in the signage. Members participated in a detailed debate and voiced their concern that the immediate vicinity formed part of the Ferring Gap and, as such, should be treated with respect. Whilst accepting that the signage had little appreciable impact, the sign on the rear of the building was considered to be intrusive and served no purpose as there were only fields backing onto it.

Following consideration, the Committee

RESOLVED

That the signage be approved, with the exception of the rear sign, which is refused for the following reason:-

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The proposed sign 01a, by reason of its size, siting and illumination, would form an unduly prominent and incongruous feature to the detriment of the visual amenities and existing rural character of the locality which is located within a Strategic Gap, in conflict with Policy GEN7 of the Arun District Local Plan.

K/15/12 – Two storey rear and side extension. Removal of existing conservatory and replacement with single storey childrens room (also at rear). Enlargement of attached garage at front. Removal of mock Georgian portico at front and construction of matching enclosed porch, 65 Golden Avenue, East Preston  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/62/12 – First floor extension to north elevation to provide 2 No. additional bedrooms (resubmission following M/64/11), 1 The Byway (Byway House), Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing further information received from the applicant and an additional representation, a request was put forward that a site inspection would be beneficial to assess the impact of the proposal on the surrounding properties. The Committee

RESOLVED

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

### 373 . PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 2 appeals that had been held.

(The meeting concluded at 4.50 pm)