

DEVELOPMENT CONTROL COMMITTEE

12 December 2012 at 2.30 p.m.

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

423. APOLOGIES FOR ABSENCE

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

424. 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 McDougall declared a prejudicial and pecuniary interest in Agenda Item 8, Planning Application BE/160/12 as a Member of West Sussex County Council and for the avoidance of bias as he had made his views known. He would speak to the item and then leave the meeting.

Development Control  
Committee – 12.12.12

425. MINUTES

The Minutes of the meeting held on 21 November 2012 were approved as a correct record and signed by the Chairman, subject to the correction of a typographical error.

426. PREVIOUSLY DEFERRED APPLICATIONS

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 from the meeting of the Site Inspection Panel, together with the officer's written report update detailing an additional representation received and a Statement under Article 31 of the Town & County Planning (Development Management Procedure)(England)(Amendment No.2) Order 2012, the Committee noted that Councillors Bower and Evans had recorded their apologies and

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 from the meeting of the Site Inspection Panel, the Committee noted that Councillor Bower had recorded his apologies and

RESOLVED

That the application be approved as detailed in the report.

427. PLANNING APPLICATIONS

The meeting was advised that all the reports had a written officer update to show whether the Local Planning Authority had acted in a positive manner, as required under Article 31 of the Town & County Planning (Development Management Procedure)(England)(Amendment No.2) Order 2012.

P/82/12 – Removal of existing workshop & conservatory. Construction of a single storey rear extension (East), New vehicle access to Pagham Road to provide 'in and out' vehicle movement for safety reasons, 24 Pagham Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/77/12 – Demolish existing chalet bungalow/detached garage and construct new 3 bed house/detached garage. Resubmission of M/18/12, 2 Central Drive, Elmer Having received a report on the matter, together with the officer's written report update detailing a response from Southern Water, the Committee therefore

RESOLVED

That the application be approved as detailed in the report.

LU/201/12 – Application for approval of reserved matters following outline application LU/355/10 for road infrastructure and section of spur road to include the landscaping proposals for the land within these road sections, Courtwick Lane, Land South of Railway, Littlehampton Having received a comprehensive report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/44/12 – Demolish existing single storey buildings to the rear of Nos 43 and 45 and redevelop the site incorporating No 47 for residential use, comprising 11 No. 1 & 2 bed flats, a shop unit and associated external works, Land to the rear of 43, 45 & 47 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing any approval being subject to an Affordable Housing contribution; amendment to the wording of Condition 15 to refer to units rather than dwellings; and amendment of the wording under Conclusions to refer to core principle, the Committee expressed concerns about the lack of parking capacity within the development and issues had been raised regarding right of access to parts of the site. Due to these anomalies the Committee

RESOLVED

That the application be deferred to enable officers to seek clarification from the applicant on the issues raised in the debate.

BR/216/12 – Change of use from ice-cream parlour (A1 Shops) to fish & chip shop (A5 Hot Food Takeaway), The Pier, The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control  
Committee – 12.12.12

BR/217/12/1 – Application for Listed Building consent for installation of an extraction flue to provide extraction of hot air created from cooking with the fish and chip shop. Flue to pass through the wall where an existing vent is placed, The Pier, The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

*(Prior to consideration of the following application, Councillor McDougall had declared a prejudicial interest and exercised his right to speak before leaving the meeting. He therefore took no part in the debate or vote.)*

BE/160/12 – Use of land for screening of soil and remediation of site for a temporary period of two years (This application is a County Matter and will be determined by West Sussex County Council), Chalcraft Nurseries & Garden Centre, Chalcraft Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and a correction to the heading of the application report, Members participated in a discussion which centred on the view that this proposal encroached on the strategic gap; was detrimental to the amenity of the neighbourhood and was out of character. The Committee wished the proposal to be objected to in the strongest terms and therefore did not accept the officer recommendation to raise no objection and

RESOLVED

That an objection be raised along the following lines:-

“The District Council objects most strongly to the proposal which is considered to be in an inappropriate location harmful to the character and appearance of the countryside. There are significant concerns regarding HGV traffic movement in terms of both highway and pedestrian safety. Finally, the use is considered to be unneighbourly to surrounding residential properties and the adjacent cemetery both in terms of noise and disturbance and dust and other associated pollution. The proposals is therefore considered to be contrary to Policies GEN7 and GEN32 of the Arun District Local Plan and the National Planning Policy Framework”.

BN/23/12 – Erection of tractor store and 2 No. loose boxes, Highground Orchards, Highground Lane, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

428. PLANNING APPEALS

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

429. EXTENDING PERMITTED DEVELOPMENT RIGHTS FOR HOMEOWNERS AND BUSINESSES – DCLG CONSULTATION PAPERS (NOVEMBER 2012)

The Committee received a report from the Head of Development Control which outlined a response to the Government's consultation "Extending Permitted Development Rights for Homeowners and Businesses".

In considering the responses, a proposal was put and seconded that the response should be amended to be more positive and supportive of the Government's proposals. However, on this being put to the vote it was declared LOST.

The Committee supported the officer's response and

RESOLVED

That the responses which have been drafted to the Consultation Questions Response Form be agreed and forwarded to the DCLG.

(The meeting concluded at 4.30 pm)