

DEVELOPMENT CONTROL COMMITTEE

19 September 2012 at 2.30 p.m.

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

Councillor Mrs Smee was also in attendance for part of the meeting.

268. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Hazlehurst, McDougall and Mrs Stainton.

269. 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 Haymes declared a personal interest in Agenda Item 6, Planning Application LU/89/12, as he had realised that the owner of the property rented a business premises from him in Yapton.

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270. MINUTES

The Minutes of the meeting held on 22 August were approved as a correct record and signed by the Chairman.

271. PLANNING APPLICATION FG/108/11

Outline application for up to 40 dwellings (30% affordable – up to 12 dwellings), 2304 sqm of open space, incidental landscaping & vehicular access on to the A259. This application is a Departure from the Development Plan, Grenyers Site, Main A259 Road, Ferring

The Chairman agreed that this matter could be considered as an urgent item as a decision was required to enable the Consultants to commence work on the case as the appeal Inquiry was due to take place on 30-31 October 2012.

A letter had been received from Hives Planning, the Council's Planning Consultant, which had been circulated to Members prior to the meeting and which was also included in the officer's written report update circulated at the meeting. Following consideration, the Committee noted the contents and confirmed that the Council's position remained unchanged in respect of the decision made relating to Planning Application FG/108/11.

272. PREVIOUSLY DEFERRED APPLICATIONS

LU/89/12 – Retention of use as a self-contained residential unit, 45B Westway, Littlehampton Having received a report from the meeting of the Site Inspection Panel and noting that the vote at that was split, the Committee

RESOLVED

That the application be refused as detailed in the report.

273. PLANNING APPLICATIONS

AW/177/12 – Retrospective application for replacement fencing to the rear garden and erection of fencing to the front side boundaries, 68 Aldwick Fields, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/15/12 – Outline application with some Matters Reserved for up to 44 dwellings including 30% affordable, comprising a mix of accommodation, ranging from 2-4 bedroom houses with associated landscaping and works. (Resubmission following BN/7/12). Departure from the Development Plan, Land North of Yapton Road and East of Garden Crescent, Barnham Having received a comprehensive report on the matter, together with the officer's written report update detailing a consultation response from Barnham Parish Council; a further representation received; a further consultation response; and errors, omissions and updates to the conditions, the Committee was advised that, in the view of officers, no adverse impact of the development could be identified and it was therefore recommended for approval.

However, views were put forward that this application had not changed from the previously submitted and refused BN/7/12 and, as there had been no change in circumstances as such, it was felt that the same reasons for refusal applied. It was also stated that the Parish Council made a good case – the site might be acceptable in future but only after an assessment of all sites. On being put to the vote, this application was not approved as per the officer recommendation.

In discussing the proposed reasons for refusal, the Senior Planner and the Head of Development Control advised that the issue of foul and surface water drainage had been addressed in the report on the table. However, a Member concern was expressed that the site was in a higher position than the village and that surface water would run off and exacerbate the flooding problems that were periodically experienced in Barnham. Advice was given that there was a difficulty in supporting an objection on surface water because West Sussex County Council had made no comment. However, Members agreed that the first reason for refusal should be as used for Planning Application BN/7/12 but with no reference made to foul water drainage.

As comment had been made by a Member that Policy STC5 of the South East Plan was pertinent, it was agreed that reference to this should be included in Reason 2 (in spite of the fact that one Members had stated that the South East Plan would be removed before the end of the year). Reason 3 stood without amendment and Reason 4 would include reference to a contribution to public health of £19,000, which had been detailed in the report.

The Committee then

RESOLVED

That the application be refused for the following reasons:-

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(1) The local planning authority do not consider that the proposals can provide an acceptable surface water proposal that will not result in adverse impacts on capacity of infrastructure and flooding in the area. The proposals are contrary to Policy GEN9 and GEN11 of the Arun District Local Plan and Policy NRM5 of the South East Plan.

(2) The proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflict with Policies GEN2 and GEN3 of the Arun District Local Plan and Policy STC5 of the South East Plan which seeks to protect the countryside, safeguard agricultural land, and ensure that the amount of land taken for development is kept to a minimum, consistent with the provision of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development.

(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.

(4) The development proposed generates a need for public infrastructure in the form of financial contributions towards play facilities, libraries, fire service and public health. 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.

BE/91/12 – Proposed single storey dwelling (Resubmission following BE/113/11), Rear of Blackberry House, Berry Lane, off North Bersted Street, Bognor Regis Having received a report on the matter, a request for a site visit was made in order to assess the impact of the proposal on the immediate locality. The Committee therefore

RESOLVED

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

BE/96/12 – Demolition of existing building & replacement with 8 No. affordable houses & 6 No. affordable flats, with 14 No. car spaces & associated hardstanding, The Family Tree, 1 Laburnum Grove, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing

revised drawings; update to conditions; S106 contributions; and a revised recommendation relating to delegated authority being given to the Assistant Director of Planning and Economic Regeneration, a Member view was expressed that the revised design was an improvement but that there was still room for improvement and the issue of mass was an issue that needed to be addressed.

The Committee therefore

RESOLVED

That the application be deferred to enable officers to request the applicant to address the concerns of the Committee.

BR/134/12 – To illuminate the top half of the Town Hall, The Town Hall, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/135/12/L – Application for Listed Building Consent to illuminate the top half of the Town Hall, The Town Hall, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/175/12 – Rear extension & extension to existing loft conversion to provide additional rooms & facilities to care home, Homelands Rest Home, 21-23 Richmond Avenue, Bognor Regis Having received a report on the matter, the Committee was of the view that a site visit should be undertaken to assess the impact of the proposal on the vicinity and therefore

RESOLVED

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

LU/160/12 – Conservatory to side elevation, 14 Reef Close, Littlehampton Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

LU/222/12/NMA – Application for a Non Material amendment following a grant of planning permission LU/51/12 to change the colour scheme, Pagham House, Singleton House, Boxgrove House, Funtington House, Aldingbourne House, Littlehampton Having received a report on the matter, together with the officer's written report update detailing confirmation from the agent of the colours to be used, the Committee

RESOLVED

That the application be approved as detailed in the report.

274. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 4 appeals that had been held, together with a verbal officer update of a correction to the report relating to Planning Application M/99/11.

275. SETTING UP OF DESIGN REVIEW PANEL

The Strategic Development Planner presented this report which requested the Committee to consider the setting up of a local branch of the South East Design Panel in conjunction with Chichester District Council, Worthing Borough Council and Adur District Council. The Design Review process would use expert, independent, built environment professions to support the local authority in assessing the design quality of proposed development. The Panel itself would examine the urban design and architectural quality of schemes and offer appraisal and dialogue in order to raise the standard of development.

Following consideration, the Committee

RESOLVED – That

(1) officers proceed with discussions with Kent Architecture in order to establish a local branch of the South East Design Panel in conjunction with neighbouring local authorities; and

(2) the costs for set up of the Panel of approximately £1,150, be noted.

(The meeting concluded at 4.20 pm)