

DEVELOPMENT CONTROL COMMITTEE

28<sup>th</sup> March 2012 at 2.35 pm

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

Councillors Chapman, Elkins and Oliver-Redgate were also in attendance for part of the meeting.

748. NATIONAL PLANNING POLICY FRAMEWORK

Prior to commencement of the meeting, the Head of Development Control advised those present that the National Planning Policy Framework had come into effect from 27<sup>th</sup> March 2012 and all PPSs (Planning Policy Statements) and PPGs (Planning Policy Guidance notes) were no longer relevant. Written officer report updates pertaining to relevant applications in the agenda had been circulated to Members to that effect.

749. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications F/2/12 and P/79/11 had been withdrawn from the Agenda and would not be considered at this meeting.

750. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower, Charles, Mrs Harrison, Haymes and McDougall.

751. DECLARATIONS OF INTEREST

There were no declarations of interest made.

752. MINUTES

The Minutes of the meeting held on 29<sup>th</sup> February 2012 were approved as a correct record and signed by the Chairman.

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753. PREVIOUSLY DEFERRED APPLICATIONS

AW/299/11/T – Fell one Oak tree, Verge outside 22 Colts Bay and 106 Barrack Lane, Aldwick

Having received a report from the meeting of the Post Site Inspection Panel, the Committee was advised that the Panel's view was that it would be detrimental to the visual amenity of the area to fell the tree. Members agreed with that view and therefore did not accept the officer recommendation to grant consent and instead

RESOLVED

That consent to fell the tree be refused for the following reason:-

“In the absence of any arboricultural justification for the proposed felling of the Oak tree, its loss would be detrimental to the visual amenities of the area to which the tree makes a significant contribution, in conflict with Policy GEN7 of the Arun District Local Plan.”

BE/151/11 – Extension to existing caravan park to provide 12 No. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing – Amendment to Application BE/42/10, Land south of Shripney Garden Caravan Park, Shripney Lane, Bognor Regis

Having received a report from the meeting of the Post Site Inspection Panel, together with the officer's written report update which referred to the adoption of the NPPF and additional representations received, the Committee was advised that the applicant had agreed to move caravans 11 and 12 further away from the neighbouring property and it was felt that this would alleviate the problems being experienced by that neighbour. Following consideration, the Committee then

RESOLVED

That the application be approved as detailed in the appendix to the report.

EG/52/11 – Erection of 4 No. dwellings comprising 3 No. four bed dwellings and 1 No. five bed dwelling, each with integral or detached double garage, relocation of existing garage, serving The Old Rectory, and provision of new access drive and re-siting of plot 4, The Old Rectory, Old Rectory Drive, Eastergate

Having received a report from the meeting of the Post Site Inspection Panel, together with the officer's written report update detailing additional representations and consultation responses received and consequential additional conditions, Members were further advised by the Planning Team Leader that, following the concerns expressed, the applicant had realigned the entrance road to mitigate its effect on the neighbouring property, Officers had considered that change and were of the view that it had overcome the objections expressed and had amended Condition 2 accordingly, as detailed in the written report update. The Committee therefore

RESOLVED

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

754. PLANNING APPLICATIONS

AL/3/12 – Demolition of existing garage and proposed new annexe, Sunny Cottage, Westergate Street, Westergate Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, the Committee

RESOLVED

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

AW/16/12 – Single storey extension, 9 Faresmead, Aldwick Fields, Bognor Regis Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, Members were further advised this was a staff application. Following consideration, the Committee

RESOLVED

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

Subject to approval at the next Committee meeting

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AB/5/12 – Lower kerb to provide vehicular access and hardstanding, 75 Ford Road, Arundel Having received a report on the matter, together with the officer report update which referred to the adoption of the NPPF and a consultation response from West Sussex County Highways and resultant additional condition, the Committee

RESOLVED

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

AB/114/11 – Change of use from agricultural to tented seasonal accommodation (May to September). This application is a Departure from the Development Plan, Billican, Manor Farm, Ford Road, Arundel Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF and additional consultation responses and resultant additional condition regarding waste storage, the Committee

RESOLVED

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

BR/7/12 – 2<sup>nd</sup> storey extension, 58 Linden Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/5/12 – Erection of one detached house on land adjacent to 18 The Nookery, 18 The Nookery, East Preston Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, the Committee

RESOLVED

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

EP/136/11 – Outline application for erection of detached 2 storey dwelling of sustainable carbon efficient design together with car parking space and bin storage area – Resubmission of EP/123/10, Crinnis, Seafield Road, East Preston Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, the Committee

RESOLVED

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

EG/66/11 – Conversion of 1<sup>st</sup> and 2<sup>nd</sup> floors from ancillary (A4) to 6 No. self contained flats ((C3) together with rear first floor extension, dormer windows and rooflights, the Barnham Hotel, 24-28 Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/12/12 – Conversion of existing double garage into 1 bedroom guest annexe, Dummer Down, the Ridgeway, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(In the course of discussion of the following application, Councillor Mrs Stainton declared a personal interest as her son lived in Westmoreland Drive, which was adjacent to the site. She remained in the meeting and took part in the debate and vote.)*

FP/224/11 – Alterations to 269 previously approved dwellings on Phases 2, 4 and 5 at Site 6, Felpham – This application affects a Public Right of Way, Site 6, Felpham Having received a report on the matter, together with the officer's written report update detailing additional representations received and an additional condition requiring obscured glazed windows for plots 273, 282 and 290, the Committee

RESOLVED

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

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*(With regard to the following application, Councillors Elkins and Oliver-Redgate spoke as Ward Members and the Chairman read out a statement from Councillor Bower, who was unable to be in attendance at the meeting.)*

FG/16/12 – Application for a Minor Material Amendment following a grant of planning permission FG/33/10 for minor alterations to elevations of building, including lobby, energy centre and plant. Minor alterations to car park layout, landscaping and surface materials (this application also falls within the Parish of Angmering), Country Fayre, Littlehampton Road, Ferring Having received a report on the matter, together with the officers written report update detailing additional representations received; further information on Air Conditioning and Refrigeration; and an additional condition requiring a Noise Assessment to be carried out, the Committee was reminded by the Assistant Director of Planning and Housing Strategy that it must focus on considering this MMA rather than the merits of the previous planning permissions which had been granted on the site.

Members participated in a detailed and lengthy discussion, expressing concerns around a number of issues. However, the Assistant Director of Planning and Housing Strategy reiterated that it was the MMA that was on the table for consideration and, as the point had been raised that the applicant had not provided sufficient detail around some matters, it was proposed and duly seconded that the application be deferred for the applicant to provide further information. Clarification was sought as to what information should be requested by officers and it was agreed that this should be around:-

- Details of landscaping
- Noise assessment
- Lighting
- Surface water

The Committee then

RESOLVED

That the application be deferred for officers to request more detailed information in respect of landscaping, noise assessment; lighting; and surface water

The Chairman then called a short adjournment to the meeting.

FN/56/11 – 3 No. detached 5 bed houses with garages, parking and access (this application lies within the South Downs National Park Authority) Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, the Committee

RESOLVED

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

F/2/12 – Application for variation of conditions 8 and 9 following grant of planning permission F/15/10 relating to changes to drainage scheme and location of exit and access gates during design development, HM Prison Ford, Ford Road, Ford Having received a report on the matter, the meeting had been advised that this application had been withdrawn from the Agenda.

LU/307/11/A – 1 x non-illuminated flag, West Beach Café, Rope Walk, Littlehampton Having received a report on the matter, together with the officer's written report update which referred to the adoption of the NPPF, the Committee

RESOLVED

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

P/79/11 – Renewal of unimplemented planning consent P/5/08 for new commercial plant nursery at Park Farm, Lagness. (This application is subject to an Environmental Impact Assessment), Park Farm, Lower Bognor Road, Lagness Having received a report on the matter, the meeting had been advised that this application had been withdrawn from the Agenda.

Y/59/11 – Application for Outline Planning permission with some matters reserved for proposed residential development comprising 8 No. 3 bed houses, 3 No. 2 bed houses and 1 no. 2 bed flat over garages incorporating car ports and access to Main Road via a redefined alignment of Kings Close and highway improvement works at existing crossover, Land to west of Kings Close, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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755. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 1 appeal that had been heard.

756. DIVERSION OF FOOTPATH NO. 152 AT BERSTED

As one objection had been received, the Planning Solicitor advised the Committee by way of this report of the need to apply to the Secretary of State for confirmation of an Order made by the Council dated 16<sup>th</sup> November 2011 to divert Footpath No. 152.

Following consideration, the Committee

RESOLVED – That

(1) in view of the outstanding objections and the established case for the Order, the necessary papers be sent to the Secretary of State requesting a public inquiry; and

(2) if the objection is withdrawn after negotiation, the Order be confirmed and advertised as an unopposed Order.

757. BUTLINS, BOGNOR REGIS, LOCAL DEVELOPMENT ORDER

The Committee received a report from the Senior Planner which sought approval for the Draft Local Development Order and accompanying documents in respect of Butlins, Bognor Regis, to be made available for public consultation.

Following clarification around how the consultation would be undertaken, the Committee

RESOLVED – That

(1) the Assistant Director of Planning Services and Housing Strategy be authorised to make the Draft Local Development Order and accompanying documents available for public consultation for a period of eight weeks, as soon as is practicable;

(2) the Assistant Director of Planning Services and Housing Strategy be authorised to make minor drafting or typographical changes to the content of the document, if required, prior to public consultation; and



(3) the results of the public consultation be reported to the Committee along with the final version of the Local Development Order, which will incorporate consultation issues as appropriate.

758. ADDENDUM TO LOCAL VALIDATION LIST

The Head of Development Control presented this report which sought to ensure that the Council's local validation list reflected current needs and was fit for purpose.

Following consideration, the Committee

RESOLVED – That

(1) for planning applications proposing 1-6 residential units, the application remains invalid until such time as a signed legal agreement to secure a financial contribution towards the provision of affordable housing is submitted;

(2) planning applications which include development proposals involving non mains foul water drainage within the Lidsey Foul Water Treatment Plant Catchment Area be required to provide a full environmental assessment, in accordance with Circular 03/99, to be submitted at the validation stage. Failure will result in the application remaining invalid; and

(3) planning application will no longer be held invalid for not supplying a completed validation checklist.

(The meeting concluded at 5.15 pm)