

DEVELOPMENT CONTROL COMMITTEE

14th January 2010 at 1.05 p.m.
(Moved from 6th January 2010)

Present : Councillors Mrs Hall (Chairman), Mrs Goad (Vice-Chairman), Biss, Bower, Evans, Haymes, Mrs Hazlehurst (substituting for Councillor Gammon), Mrs Maconachie, Mrs Olliver, Mrs Stainton, Steward and Wiltshire.

[Note: Councillor Mrs Stainton was absent from the meeting during consideration of the matters referred to in Minutes 645 to 651 (part, up to Planning Application Y/68/09).]

645. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application WA/81/09 had been withdrawn from the Agenda as it had been dealt with under delegated powers.

646. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Gammon and Mrs Harrison.

647. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 9, Planning Application LU/334/09/TEL for the avoidance of bias as he had expressed opinions in relation to telephone masts. He stated that he would withdraw from the meeting during its consideration.

Councillors Bower and Mrs Olliver gave notice of a personal interest in Agenda Item 9, Planning Applications BE/101/09, FP/174/09 and Y/68/09, as Chairman and member respectively of the Policy Site 6 Advisory Group which had also considered these matters.

Councillor Mrs Olliver also declared a personal interest in Agenda Item 9, Planning Application BR/272/09, as, during her last term served on Bognor Regis Town Council, she was a representative on a body which had considered the submissions for artwork at this site. She stated that she would exercise her right to speak but would not vote on the matter.

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648. MINUTES

The Minutes of the meeting held on 2nd December 2009 were approved as a correct record and signed by the Chairman.

649. REPORT OF THE MEETING OF THE POST COMMITTEE SITE INSPECTION PANEL – AW/160/09/T – FELL ONE HOLM OAK, SEA CREST, THE CLOSE, ALDWICK BAY ESTATE, ALDWICK

Having received a report on the matter, the Committee accepted the Site Inspection Panel's recommendation to refuse consent to fell the Holm Oak, as set out in the appendix attached to the report, and therefore

RESOLVED

That consent to fell the Holm Oak be refused as set out in the appendix to the report.

650. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 3 appeals that had been heard.

651. PLANNING APPLICATIONS

The Chairman advised that, owing to the presence of public speakers, she proposed to change the order of the applications to consider Planning Application FP/174/09 prior to Planning Application BE/101/09 and that they would be considered consecutively.

(Prior to consideration of the following two applications, Councillors Bower and Mrs Olliver had declared a personal interest and remained in the meeting and took part in the debate and vote.)

FP/174/09 – Application for removal of conditions 56, 57, 58 and 59 of planning approval FP/92/04, Land at Felpham, Felpham Having received a report on the matter, together with the officer's written report update detailing a further letter of objection; correction to the report in relation to the numbering of the conditions; and a consultation response from the Highways Agency (HA) which resulted in revising the wording of the relevant conditions to take account of a trigger point of 142 dwellings, the Strategic Development Planner advised on the outcome of a meeting that had been held with the Highways Agency with regard to this matter.

The Highways Agency had acknowledged that the exceptional current economic downturn now made it unviable for the developers to adhere to the original conditions set down in 2005 but, following on from earlier discussions between the HA, the Council and the developers, it no longer wished to consider pursuing the negotiation of a commuted payment in lieu of conditions. However, in the interests of ensuring that its Strategic Road Network continued to operate to a satisfactory level of service, the HA accepted that no more than 142 dwellings could be occupied before works by the developers to the four junctions on the A27, namely Crockerhill Junction, Oving Junction, Fontwell Roundabout and Bognor Road Roundabout, had to be completed. It was therefore proposed to not remove the relevant conditions but to amend them to take account of the 142 dwellings trigger point.

Following a brief discussion, the Committee

RESOLVED

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

BE/101/09 – Application for removal of conditions 56, 57, 58 and 59 of planning approval BE/45/04, Site 6, North Bersted, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a further letter of objection; correction to the report in relation to the numbering of the conditions; and a consultation response from the Highways Agency (HA) which resulted in revising the wording of the relevant conditions to take account of a trigger point of 142 dwellings, the Strategic Development Planner advised that this application covered the same issues as FP/174/09.

Following consideration, the Committee

RESOLVED

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

(Prior to consideration of the following application, Councillor Mrs Olliver had declared a personal interest and spoke to the item. Following legal advice she then left the meeting and took no further part in the debate or vote.

Subject to approval at the next Committee meeting

During the course of consideration of the following application, reference was made to the involvement of the Economic and Cultural

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Development Department of the Council and Councillor Haymes declared a personal interest as his wife worked in that section. He remained in the meeting and took part in the debate and vote.)

BR/272/09 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to place a piece of metal artwork in the shape of a sun hat on wall above entrance to Bon Marche Having received a report on the matter, together with the officer's written report update detailing a letter of representation received, a concern was raised as to the colouring of the finished artwork and reassurance given by the Planning Officers that this would have to be approved before final consent would be given. The Committee then

RESOLVED

That the application be approved as detailed in the report.

LU/277/09 – Outline application for an enlarged replacement kiosk, Mewsbrook Park Kiosk, Hendon Avenue, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/305/09 – Outline application for a two storey, end of terrace dwelling with all matters reserved, 104 Greenfields, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

LU/334/09/TEL – Prior notification for 1 no. 11.5 telecommunications pole comprising 3 No. antennas within a GRP shroud with 1 No. equipment cabinet at ground level adjacent and ancillary equipment Having received a report on the matter, together with the officer's written report update detailing the Town Council's objection to the proposal, the Committee

Subject to approval at the next Committee meeting

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RESOLVED

That no objection be raised.

P/93/09 – Erection of new single storey dwelling and demolition of existing sub standard dwelling, 3 Harbour Road, Pagham Having received a report on the matter, together with the officer's written report update detailing further comments received from the Highways Agency and amended/additional conditions relating to substitute plans and Permitted Development Rights, the Committee

RESOLVED

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

R/205/09 – Change of use from A1 (Shop) to A2 (Financial & Professional Services) ground floor lock up shop only, 94 The Street, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/81/09 – Removal of existing flat roof garage with room over and erection of pitched roof garage with room over (resubmission of WA/46/09), Thatched Cottage, Hoe Lane, Binsted Having received a report on the matter, the Committee was advised that this matter had been dealt with under delegated powers and had therefore been withdrawn from the Agenda.

(Prior to consideration of the following application, Councillors Bower and Mrs Olliver had declared a personal interest and remained in the meeting and took part in the debate and vote.)

Y/68/09 – Reserved matters application pursuant to outline permission FP/92/04 Condition 1(j) and (l)(part) relating to details of the sports changing facilities, layout of sports pitches, safety fencing, Land North of Felpham, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing consultation responses and a revised condition sheet, the matter of security around the proposed buildings was raised as a concern and an assurance given that due account of this would be taken when final approval was considered. The Committee then

Subject to approval at the next Committee meeting

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RESOLVED

That the application be approved as detailed in the report.

Y/74/09 – Amendment to alignment and position of south-west boundary to planning permission Y/73/07, Land to rear of Victoria House, Main Road, Yapton Having received a report on the matter, together with the officer's written report update detailing an additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

652. ENFORCEMENT MATTERS

ENF/231/09 – The Yeomans, Woodlands Avenue, Rustington The Committee received and noted an information report advising on the outcome of a successful prosecution in respect of this case.

(The meeting concluded at 2.17 p.m.)