

Subject to approval at the next Committee meeting

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SPECIAL DEVELOPMENT CONTROL COMMITTEE

16th April 2008 at 4.00 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, McDougall, Mrs Olliver and Mrs Stainton.

Councillor Mrs Smee was also in attendance at the meeting.

908. WELCOME

The Chairman welcomed to the meeting Mr Spencer Bryan from West Sussex County Highways Department and Messrs Mead and Sowerby and their colleagues representing Persimmon Homes. She also welcomed Council officers representing the Engineering, Parks and Landscape and Environmental Health Departments.

A particularly warm welcome and best wishes were extended from the Committee to Councillor Mrs Stainton, who was in attendance after a period of illness.

909. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler and Steward.

910. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 5, Planning Application BE/7/08, as Chairman of the Policy Site 6 Advisory Group, and stated that he would reserve his right to speak on the matter.

Councillors McDougall, Mrs Olliver and Mrs Stainton gave notice of a personal interest in Agenda Item 5, Planning Application BE/7/08, as members of the Policy Site 6 Advisory Group.

(Prior to consideration of the following application, Councillors Bower, McDougall, Mrs Olliver and Mrs Stainton had declared a personal interest as

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members of the Policy Site 6 Advisory Group and remained in the meeting and took part in the debate and vote.

911. PLANNING APPLICATION BE/7/08 – RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION BE/45/04 RELATING TO THE NORTH WEST SECTION OF SITE 6 COMPRISING 216 DWELLINGS TOGETHER WITH ASSOCIATED LANDSCAPE, HIGHWAYS AND DRAINAGE WORKS, SITE 6, NORTH BERSTED, BOGNOR REGIS

Prior to commencement of consideration of this application, the Chairman called a 5 minute adjournment to enable those present to read the officer's written report update which had been circulated at the meeting.

The Committee received a detailed presentation from the Planning Advisor, who divided his presentation into segments and invited Members' questions following each one. These were as follows :-

- Site Location and Layout
- Amended and Additional Information
- Access and Transport
- Housing
- Open Space and Landscaping
- Drainage

During the course of consideration and Members' questions on the above, the Planning Advisor stated that-

- Although additional conditions had been referred to in brief form in the update sheet and verbal updates, officers would use these to create the final drafting in each case.
- Confirmation had been received today that the applicant had instructed an arboriculturist consultant to carry out survey work and that a condition would be required for this to be actioned.
- A cycle route plan had now been received and the County Highways officer would be required to confirm that it was acceptable. There might also be a requirement to add further conditions to any approval to ensure access was provided.
- The County Highways Rights of Way officer needed to be consulted on the amended plans and an additional condition was suggested to this effect.
- The tracking drawings for the bus route had only been received yesterday and the County Highways officer need to check them.
- A relevant appointment had been made and a road safety audit would be carried out.

- A safety review of open spaces would be carried out by RoSPA. An additional condition was suggested requesting for a plan to be provided to show the calculation of open space and delineation of highway adoption boundary at the open space south of the proposed relief road for approval by the Parks and Greenspace officer.
- The applicant's agent advised that the noise bund had been increased to 2.6m due to the County Council increasing the speed limit along the proposed relief road to 50mph.

The Committee engaged in detailed debate with regard to parking; garages; landscaping and trees; and drainage matters and several additional conditions were agreed as a consequence.

Councillor Bower requested that updates were provided to the Policy Site 6 Advisory Group as to the discharge of conditions.

On behalf of the Committee, the Chairman thanked the Planning Advisor for the fullness of his report and congratulated him on the level of detail and information provided. She also thanked the applicant's representatives for their helpful input at the meeting.

Following consideration, the Committee

RESOLVED - That

(1) the application for Reserved Matters be deferred and authority to grant approval be delegated to the Head of Planning and Housing Strategy, subject to:

- a) confirmation of no objection from the County Highways Authority and Head of Environmental Amenities following review of access for buses and refuse and recycling vehicles and a Stage 1 Safety Audit;
- b) confirmation of no objection from the District Council's Engineer and the Environment Agency;
- c) confirmation of no objection from the District Council's Parks and Greenspace officer;
- d) confirmation be received on the use of acoustic glazing and/or ventilation, to the satisfaction of the Environmental Health officer;

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e) completion of a deed of variation to the Section 106 Agreement of August 2006 and/or a drainage agreement;

f) the attachment of conditions as listed in the Agenda;

g) the attachment of any additional planning conditions arising from 1a – 1d above

h) the County Rights of Way officer to be consulted on the amended plans. Subject to his response, further amended plans to be sought if necessary for approval under the delegated authority of the Head of Planning and Housing Strategy;

i) a plan be provided to show calculation of public open space; delineation of highway adoption boundary at the open space south of the proposed relief road to the satisfaction of the Parks and Greenspace officer;

(2) Matters Pursuant be discharged or partially discharged as appropriate under officer's delegated authority, subject to the satisfactory outcome of the points covered in this report in relation to each of the conditions;

(3) further conditions be added, including those summarised in the update report as follows

- Details of fencing in/adjoining open space
- Details of security measures for parking areas
- Maintenance arrangements for SUDS
- Flow routing of surface water overflows
- Details of swales within open space areas
- Including information on depth and ground conditions
- Details of lighting

(4) further conditions as recommended verbally by the Planning Advisor at the meeting be added as follows :-

- Additional highway conditions to include provision of the site access prior to occupation of the first dwelling, and highway conditions arising from the amended plans
- Details of cycle storage

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- Details of street furniture
- Tree protection plans and report
- An independent engineer's report be submitted to verify the proper installation of underground drainage tanks
- Details of maintenance arrangements for the surface water drainage system
- Provision of fencing in areas of open space adjoining roads and accesses, where required by the Parks and Greenspace officer

(5) Condition 18 be amended to read as follows :-

“Prior to the construction of any dwellings hereby approved, details of acoustic double glazing and or ventilation to be used in dwellings affected by road noise, including noise from the proposed relief road, shall first be submitted to and approved in writing by the Local Planning authority and the development shall be carried out only in accordance with the details thus approved.

Reason: To control risk of noise nuisance to prospective occupiers, in accordance with Policy GEN32 of the Arun District Local Plan.”

(6) with regard to Condition 7, the number of dwellings represented by “x” be agreed between the applicant and the Head of Planning and Housing Strategy; and

(7) an informative be included to remind the applicant of the need to obtain permission for the maintenance of the drainage system.

(The meeting concluded at 6.35 p.m.)