

Subject to approval at the next Committee meeting

579

SPECIAL DEVELOPMENT CONTROL COMMITTEE

19th February 2008 at 4.00 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Butler, Mrs Coleman (substituting for Councillor Mrs Stainton), Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, McDougall, Oliver-Redgate, Mrs Olliver and Steward.

(Note: Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 744 to 746.)

Councillor Mrs Smee was also in attendance at the meeting.

744. WELCOME

The Chairman welcomed to the meeting Mr Chris Meeus from West Sussex County Highways Department and Mr Peter Bland and Mr Chris Mead from Berkeley Homes.

745. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Stainton.

746. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 5, Planning Application BE/131/07, as Chairman of the Policy Site 6 Advisory Group, and stated that he would reserve his right to speak on the matter.

Councillor McDougall gave notice of a personal interest in Agenda Item 10, Planning Application BE/131/07, as a member of the Policy Site 6 Advisory Group and a member of Bersted Parish Council.

Councillor Mrs Olliver gave notice of a personal interest in Agenda Item 10, Planning Application BE/131/07, as a member of the Policy Site 6 Advisory Group.

Special Development
Control Committee – 19.02.08.

(Prior to consideration of the following application, Councillors Bower, McDougall and Mrs Olliver had declared a personal interest as members of the Policy Site 6 Advisory Group and remained in the meeting and took part in the debate and vote.)

747. PLANNING APPLICATION BE/131/07 – RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION BE/45/04 RELATING TO PHASE 1 OF THE RESIDENTIAL DEVELOPMENT FOR 100 DWELLINGS TOGETHER WITH ASSOCIATED HIGHWAYS AND DRAINAGE WORKS, SITE 6, NORTH BERSTED, BOGNOR REGIS

In considering this matter, the Chairman called a short adjournment to the proceedings prior to the Planning Advisor's presentation to enable the Committee and those present to read the officer report update which had been circulated.

Having received a report on the matter, together with the officer's written report update detailing corrections to the report; an amendment; additional information; and responses, the Committee received a detailed presentation from the Planning Advisor.

The Planning Advisor divided his presentation into segments and invited Members' questions following each one. These were as follows :-

- Reserved Matters and Matters Pursuant – the difference between these was emphasised to the Committee as this application was a composite of the two. Members were being requested to determine the reserved matters and matters pursuant and allow some matters to be delegated to officers.
- Site Location and Layout Plans – Members were advised that since the original outline Masterplan had been drawn up and approved, the detailed scheme had evolved and the changes were highlighted at the meeting.
- Themed Plans – these were presented to illustrate matters including the distribution of building heights, dwelling sizes and tenure, vehicle parking and site levels. The Committee was reminded that the Inspector had stated that there should be no development over three storeys high. In accordance with the outline approval, the Planning Advisor recommended that the detailed scheme provided a range of dwelling types for a mixed and balanced community. Questions were asked in relation to the size of garages and the status of the archaeological digs and these were responded to at the meeting.
- Building Plans and Elevations – in the opinion of the Planning Advisor, the buildings were of a high quality and their layout had been well thought out. Questions were asked about the state of progress

between the developer and RSLs (Registered Social Landlords); roof heights; chimneys; dormer windows; and the flying roof which was to span an area above a new pedestrian footpath within the development. The Planning Advisor responded to these points at the meeting and undertook to raise the question of progress between the developer and RSLs with the Council's Enabling Officer.

- Engineering Details: Road Layouts – Members were given details of the bus tracking and safety audit that had been undertaken to ensure buses could travel safely through the estate, together with traffic calming measures that would be implemented. Members participated in a detailed question and answer session regarding a number of traffic issues, e.g. the measures that would be taken to ensure buses could pass each other; that refuse lorries should have safe and adequate access to all properties; the ring fencing of Section 106 monies in the event of particular traffic measures not being implemented (although the Planning Advisor stated that this was not a matter for consideration and determination under the current application); and the implementation of a construction traffic management plan. The representative from West Sussex County Highways gave responses where applicable at the meeting.
- Drainage – The Committee was advised of the drainage issues on the site, with particular reference being made to the storm pond and associated ditches. As foul water was governed by Southern Water, Members were informed that negotiations and discussions were ongoing with that Company to ensure this was dealt with satisfactorily. The Engineering Services Manager gave a brief explanation about the steps that were being taken to ensure the area would be adequately drained and answered a question that was raised about a particular ditch on the site to the rear of Bucksham Avenue.
- Landscaping – As part of the application, a more detailed level of landscaping had to be provided (such as planting types, sizes and densities). Details would have to be submitted by the developer for approval; a planning condition had been recommended in the officer's report to require submission of these.

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.

The Committee then participated in a general discussion which covered such topics as the Tree Preservation Order which, as advised by the Planning Solicitor, had been confirmed in writing today; planting of trees to replace those which would be removed; whether allotments might be provided, which were not included in the outline scheme; crime prevention measures; and the lack of use of solar panels.

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582

Special Development
Control Committee – 19.02.08.

Following consideration, the Committee

RESOLVED

That the application be approved, subject to the prior completion of a Section 106 Agreement and the recommendations as set out in the report and the officer report update.

(The meeting concluded at 6.00 p.m.)