

SPECIAL DEVELOPMENT CONTROL COMMITTEE

1st February 2005 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Brookman, Mrs Brown, Butler, Mrs Coleman (substituting for Councillor Mrs Hall), Dyball, Haymes, Mrs Hazlehurst, Hill, Mrs Maconachie, Mrs Olliver, Scutt and Mrs Stainton.

Councillors Dingemans and Lury (part) were also present at the meeting.

785. WELCOME

The Chairman welcomed to the meeting Mr Duncan Barratt of the West Sussex County Council's Highway Department who was present to answer Members' questions with regard to highways issues.

786. APOLOGY FOR ABSENCE

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

787. DECLARATIONS OF INTEREST

Councillor Scutt declared a personal interest as a Member on Bognor Regis Town Council and as a past member of the Bognor Regis Civic Society.

Councillor Mrs Olliver declared a personal interest as a member of Bersted Parish Council. However, she stated that she had been absent from the last two policy meetings of the Parish Council and had not participated in any debate on Planning Application BE/45/04.

Development Control Committee
- 01.02.05.

788. PLANNING APPLICATION BE/45/04, LAND NORTH OF BERSTED, EAST OF A259 CHICHESTER ROAD AND NORTH OF ROWAN WAY, BERSTED, BOGNOR REGIS – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 650 RESIDENTIAL DWELLINGS, FORMAL AND INFORMAL PUBLIC OPEN SPACE, INCLUDING SPORTS PITCHES, COMMUNITY FACILITIES AND ASSOCIATED WORKS. THE WESTERN SECTION OF THE BOGNOR REGIS NORTH RELIEF ROAD BETWEEN THE A259 CHICHESTER ROAD AND ROWAN WAY

As the Secretary of State had called in this application and Application FP/92/04 for determination at a Public Inquiry, the Head of Planning Services advised the Committee and the members of the public present of the process that would be undertaken leading up to that Public Inquiry. The Council was not able to make a decision but, instead, must indicate the decision it would have taken and to support that decision with evidence, which would then be presented to the Inquiry.

Prior to a detailed presentation by the Planning Control Manager, the Committee was advised of the following amendments to the report:-

Page 2, Paragraph 1.9, Flood Control, third sentence should read “This concludes that **all** of the area for proposed housing is outside the area of 1:100 year flood risk... “ rather than “**most**”

Page 49, Paragraph 5.2.2 stated that a summary of PPG25 is attached as Appendix 3 – this reference should be deleted.

Section 8 – any reference to PPG23 should be amended to read PPS23, as correctly described at paragraph 8.4.6.

The Planning Control Manager advised the Committee of various aspects of the application by way of a series of maps which outlined the proposed make up of the development; the line of the relief road; issues relating to flooding; community facilities and infrastructure; and concerns relating to the North Bersted Conservation Area and Listed Buildings, specifically.

Members were also advised of a late representation that had been received from the applicant and some of the points that had been raised in that letter.

The Committee then participated in a full debate and questions were asked and responded to at the meeting by the Head of Planning Services, the Planning Control Manager and Mr Barratt regarding the various concerns of

Members relating to highway issues; the location of the sports field and changing facilities; primary school provision; the blocking off of Shripney Lane; light pollution; flooding; drainage and sewerage; affordable housing; health care provision; the North Bersted Conservation Area, etc.

It was acknowledged that officers would have the difficult task of having to deal with a great deal of further information which would be submitted by the applicant leading up to the date of the Inquiry and, owing to the timings, there might not be the opportunity for the Committee to consider all further information before the Inquiry. The Inspector would be notified accordingly.

On behalf of the Committee, the Chairman paid tribute to the Planning Control Manager for the amount of work that he had undertaken in preparing the reports for the Public Inquiry and she also thanked Mr Barratt for his attendance and input at the meeting.

The Committee then

RESOLVED – That

(1) had it been able to determine the application, permission would have been refused for the following reasons :-

1. The Council is not satisfied that there has been rigorous examination of the options regarding the alignment of the proposed Bognor Regis Relief Road. It is therefore not satisfied that adequate consideration has been given to the effect of development on the landscape and character of the area, including the setting of North Bersted Conservation Area. The proposal is therefore contrary to Policies LOC1 and CH4 of the West Sussex Structure Plan and Policies DEV3, GEN8 SITE6, DEV15, and AREA2 of the Arun District Local Plan;

2. The Council is not satisfied that there is adequate sewer capacity to serve to level of development proposed, also that any environmental impact of works which may be required to provide adequate capacity have been adequately considered. The proposal is therefore contrary to Policy DEV3 of the West Sussex Structure Plan and Policies DEV3 and GEN8 of the Arun District Local Plan;

3. The Council is not satisfied that there has been adequate consideration of the impact of development on the character and setting of the North Bersted

Conservation Area. It is not demonstrated that the proposal would preserve and enhance the character and setting of the Conservation Area. The proposal is therefore contrary to Policy CH4 OF THE West Sussex Structure Plan and Policy AREA2 of the Arun District Local Plan;

4. The Council is not satisfied that there has been adequate consideration of the impact of development on the setting of the numerous Listed Buildings in the vicinity. It is not demonstrated that the proposal would not have an adverse impact on the setting of these Listed Buildings. The proposal is therefore contrary to Policy CH5 of the West Sussex Structure Plan and Policy DEV11 of the Arun District Local Plan;

5. The Council is not satisfied that there has been adequate investigation into existing plant and animal wildlife in the vicinity and the effect of development on this. The proposal is therefore contrary to Policy DEV1 of the West Sussex Structure Plan and Policies DEV1, GEN27, GEN29, GEN30 and GEN7 of the Arun District Local Plan;

(2) the recommendations 1-78 as detailed in the table attached to the report and as attached to these Minutes, be accepted; and

(3) continued efforts be made by officers in the lead up to the Public Inquiry to identify whether the inadequacies of the application are capable of being overcome.

(The meeting concluded at 4.15 pm)