

DEVELOPMENT CONTROL COMMITTEE

19 November 2014 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Bower, Bower, Mrs Bowyer, Charles, Evans, Haymes, McDougall, Northeast, Mrs Oakley (substituting for Councillor Mrs Goad), Mrs Pendleton, Mrs Smee, Mrs Stainton and Steward.

[Note: Councillor Mrs Pendleton was absent from the meeting during consideration of the matters referred to in Minutes 372 to 375 (part).

Councillors Brooks, Mrs Brown and Wells were also in attendance for part of the meeting.

372. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Goad and Mrs Hall

373. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

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Where a Member declares a “Prejudicial Interest” this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillor Bower declared a prejudicial interest in Planning Application K/28/14/PL as a member of an organisation that had objected to the proposal. He stated that he would exercise his right to speak and would then leave the meeting during its consideration.

Councillor Mrs Bower declared a personal interest in Planning Application K/28/14/PL as she lived on the same private estate.

Councillor Haymes declared a personal interest in Planning Application Y/66/14/HH as the Chairman of Yapton Parish Council. He stated that he had taken no part in any deliberations by the Parish Council relating to this application.

Councillor Mrs Smee declared a prejudicial interest In Planning Applications BE/89/14 and BE/91/14/PL as she had voiced her views to a planning officer. She stated she would exercise her right to speak and would then leave the meeting during their consideration.

374. MINUTES

The Minutes of the meeting held on 22 October 2014 were agreed by the Committee as a correct record and signed by the Chairman.

375. PLANNING APPLICATION K/28/14/PL – PANORAMA, GOLDEN ACRE, EAST PRESTON

*(Prior to consideration of the following application, Councillor Bower had declared a prejudicial interest. He exercised his right to speak and then left the meeting and took no part in the debate and vote.*

*Councillor Mrs Bower declared a personal interest in the following application and remained in the meeting and took part in the debate and vote.)*

This application had been considered by the Committee at its meeting on 22 October 2014 and the report on the table requested reconsideration of the matter. This was due to erroneous advice given by the Planning Team Leader at that meeting in relation to Condition 6 and the Committee’s request to have obscure glazing at all first and second floor windows in the east elevation of the dwelling.

Members participated in a brief discussion and agreed that Condition 6 as detailed in the officer’s original report adequately addressed overlooking issues. The Committee therefore

RESOLVED

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

376. TREE APPLICATIONS

R/207/14/T – Crown raise to 5m to 1 No. Sycamore tree and remove suckering/epicorimic growth from basal area overhanging access road, North of The Studio and Rear of 10 Bushby Avenue, Rustington Having received a report on the matter, Members were advised by the Planning Team Leader that Conditions 1 to 3 and Informatives 4 and 5 were not deemed to be necessary as the works had already been carried out. The Committee therefore

RESOLVED

That the application be approved.

377. PLANNING APPLICATIONS

*Prior to consideration of the following application, Councillor Haymes had declared a personal interest and he remained in the meeting and took part in the debate and vote.)*

Y/66/14/HH – Retention of 2 No. storage sheds in side garden, Brickfield, Hoe Lane, Flansham Having received a report on the matter, together with the officer's written report update relating to the Yapton Neighbourhood Plan having been 'made', the Committee

RESOLVED

That the application be approved as detailed in the report.

R/221/14/HH – Reconstruction of existing conservatory and extend roofs, 16 Amberley Road, Rustington Having received a report on the matter and verbal advice that this application related to a member of staff, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/71/14/OUT – Outline application for the erection of 60 residential dwellings with new vehicular access, open space and other ancillary works, Land at former Eastergate Fruit Farm, Eastergate Having received a report on the matter, together with the officer's written report update detailing an update to the County Council's request of the applicant for a financial contribution towards the A29;

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revised layout plan; and second response from the Council's Arborist, Members were also advised that this was a low density scheme with a large area of open space and allotments and was considered to be acceptable as it was an allocation in the Local Plan. The Housing Strategy & Enabling Manager confirmed that the scheme was policy compliant with the Council's Affordable Housing Policy and advised that 18 affordable homes would be provided, with 22% being for shared ownership and 78% for affordable rent.

In debating the matter, a concern was raised with regard to the provision of a sewage treatment plant adjacent to the site. However, it was confirmed that this would only be provided if it was found to be necessary as it was anticipated that the Lydney site would be upgraded and that would enable a number of the present problems to be resolved.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Wells exercised his right to speak and stated the he was also a Hotham Member for Bognor Regis Town Council/)*

BR/149/14/OUT – Application for outline planning permission with some matters reserved for redevelopment of existing office accommodation and parking area by means of 13 No. 2 bed flats with parking, Belmont Lodge, Belmont Street, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and amended recommendations to include a condition relating to the provision of a bin store, and verbal advice that a further letter of objection had been received, the Committee participated in a lengthy discussion.

A number of concerns were expressed by Members that this was an historic building that should be saved as Belmont Lodge could be classed as one of the last jewels in the crown of Bognor Regis. It was felt that the building was of such significant character as to be worthy of retention, particularly in respect of the street scene.

The Head of Development Control advised that the Committee had to be mindful of the planning history and that there had been a previous permission on the site.

Whilst acknowledging that it would be a great shame to lose Belmont Lodge, views were also expressed that it was not a building of special character and, as

permission had been granted three years ago, it would be difficult to justify a refusal on this application.

Members were reminded that this was an outline application and an assurance was given that, as appearance was one of the reserved matters, officers would work very closely with the applicant to ensure that a suitable scheme would be put forward for the Committee to consider.

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 Smee had declared a prejudicial interest. She exercised her right to speak and then left the meeting and took no part in the debate or vote.)*

BE/89/14/PL – Continuation of use of 2 No. parcels of land by Sussex Reclaim and Supplies Ltd for a temporary period of three years for the siting of a sales office portable cabin unit and a storage yard, Chalcraft Nurseries & Garden Centre, Chalcraft Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing that the Bersted Neighbourhood Plan had been made; comments from Environmental Health; relocation of signage; and resultant amended conditions, the Committee participated in a lengthy debate on the matter.

Member comment was made that this site had been the subject of controversy over the years. It had been protected in the current Local Plan and in the emerging Local Plan it would also be protected by being outside the built up area. The Neighbourhood Plan had recently been made and the site had been identified for allotments and other such use; it was felt that to grant a temporary permission of three years would be to discount the views of the local populace. The Head of Development Control advised that, although the land had been allocated for allotments, no planning application had come in from the landowner and so the application on the table had to be considered on its own merits.

On being put to the vote, the Committee did not accept the officer recommendation to approve and

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RESOLVED

That the application be refused for the following reason:-

The continued use of the land is contrary to Policy CLW4 of the Bersted Neighbourhood Plan and to grant a temporary permission would frustrate the provision of allotment spaces within the parish, where there is currently no provision.

*(Prior to consideration of the following application, Councillor Mrs Smee had declared a prejudicial interest. She exercised her right to speak and then left the meeting and took no part in the debate or vote.)*

BE/91/14/PL – Continuation of use of 1 No. parcel of land by Motorhome & Caravan Services for the sale of touring caravans & associated spares and accessories, Chalcroft Nurseries, Chalcraft Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing that the Bersted Neighbourhood Plan had been made; comments from Environmental Health; relocation of signage; and resultant amended conditions, the Committee was advised by the Planning Team Leader that the site already had the benefit of an A1 use and sales could take place there, albeit a different sales use.

In light of the discussion held on the previous item, Members felt that for the sake of consistency, this application too must be dealt with in the same way and refused for the same reason.

The Committee, therefore, did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The continued use of the land is contrary to Policy CLW4 of the Bersted Neighbourhood Plan and to grant permission would frustrate the provision of allotment spaces within the parish, where there is currently no provision.

BE/114/14/PL – Demolition of single storey side extension and attached double garage and erection of a pair of 3 bedroom semi-detached houses, Resubmission of BE/57/14, 346 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional objection received and that the Bersted Neighbourhood Plan had recently been made, a concern was raised about parking provision. However, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/124/14/HH – Conservatory, 25 Ashurst Way, Angmering 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 Mrs Brown spoke to the item as Ward Member.)*

AW/201/14/HH – Two storey front and rear extension and roof conversion. This application affects the character and appearance of the Craigweil House conservation Area, 53 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

378. PLANNING APPEALS

The Committee received and noted planning appeals that had been received and 4 appeals that had been heard.

379. LOCAL DEVELOPMENT ORDERS

On behalf of the Assistant Director of Planning and Economic Regeneration, the Head of Development Control presented a comprehensive report which set out the detail of the background and proposals for the use of Local Development Orders across the District for the benefit of householders extending their properties. The report sought approval to undertake consultation with the Parish and Town Councils and to then bring back a further report with recommendations as to the next steps in the process.

Following consideration, the Committee

Subject to approval at the next Committee meeting

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RESOLVED - That

(1) consultation be undertaken with Parish and Town Councils regarding the possible introduction of a Householder Local Development Order; and

(2) a report be brought back with any responses received as a result of the consultation exercise and to advise on recommendations as to the next steps.

(The meeting concluded at 5.45 p.m.)