

DEVELOPMENT CONTROL COMMITTEE

24 September 2014 at 2.30 p.m.

Present: Councillors Mrs Hall (Vice-Chairman, in the Chair), Haymes (Vice-Chairman), Mrs Bowyer, Charles, Edwards (substituting for Councillor Bower), Evans, McDougall, Northeast, Mrs Oakley (substituting for Councillor Mrs Goad), Mrs Pendleton, Mrs Smee and Mrs Stainton.

260. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Maconachie, Mrs Bower, R. Bower, Mrs Goad and Steward.

261. 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.

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 Edwards declared a personal interest in Planning Application FP/77/14/PL as a Member of Felpham Parish Council and as his property backed on to the site under discussion.

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262. MINUTES

The Minutes of the meeting held on 27 August 2014 were agreed by the Committee as a correct record and signed by the Chairman.

263. PLANNING APPLICATIONS

R/129/14/PL – Rear Extension, Little Stars, Ascot Way, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representation received and amended hours of use of the garden from 9.00 am to 10.30 am to 9.00 am to 11.00 am with resultant amended condition 4, the Committee

RESOLVED

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

LU/188/14/PL – Install 2 No. toilets (1 disabled) to existing café, together with new enclosed access and ramp and septic tank connection. Resubmission following LU/142/13, West Beach Café, Ropewalk, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/104/14/PL – Erection of 40 No. dwellings together with access from the A259, associated car parking & landscaping & amenity space. Resubmission of FG/44/14/PL. This application is a departure from the Development Plan, Land at Grenyers Field, Ferring The Committee received a report on the matter, together with the officer's written report update detailing additional representations received and the officer's response to those.

In considering the application, the Committee did express concern in respect of the under-provision of a S106 contribution towards education and the reduced social housing provision. Officer advice was given reiterating the commentary in the report and explaining the reasoning for the recommendation put forward.

Therefore, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/112/14/HH – Proposed single and second storey extensions (resubmission following FG/54/14/HH), 27 Singleton Crescent, Ferring The Committee received a report on the matter, together with the officer's written report update detailing additional representations and an additional Informative in respect of Southern Water's comments.

Following on from the comments made by a public speaker and a review of the street scene, a proposal was moved and seconded that the application should be deferred to allow a site visit to take place. On putting this proposal to the vote, the Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

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

FP/77/14/PL – Change of use from production of timber for bio mass use (Sui Generis) to land for private outdoor fitness training (D2 Assembly and Leisure) (part resubmission following FP/102/13). This application is a departure from the Development Plan, Land at Rookery Farm, Flansham Lane, Flansham The Committee received a report on the matter and noted that there needed to be correction to clarify the timings in condition 7 to read [as shown in bold]: "...between the hours of 9:00 and 18:00 Mondays to **Fridays** 10:00 and 16:00 Sundays and Bank Holidays" the Committee,

RESOLVED

That the application be approved as detailed in the report, subject to condition 7 being amended to read:

7. The fitness farm site shall not be used for recreational purposes except between the hour of 9:00 and 18:00 Mondays to Fridays and 10:00 and 16:00 on Sundays and Bank Holidays.

*(Prior to consideration of the following application, Councillor Edwards declared a personal interest as a Member of Felpham Parish Council. He remained in the meeting and took part in the vote)*

FP/119/14/PL – Application for the removal of condition 57 (works to Oving Road), following a grant of planning permission FP/92/04 and FP/174/09 requiring

Subject to approval at the next Committee meeting

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highway works to be carried out at the Oving Crossroads, Chichester, Site 6, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/120/14/HH – New porch extension including some internal works, 4 Wyke Lane North, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/55/14/PL – Installation of an ATM to the shopfront, The Barnham Hotel, 28 Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/56/14/PL – Minor external alterations and a new shopfront, The Barnham Hotel, 28 Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/57/14/A – 1 No. internally illuminated fascia sign, 1 No. externally illuminated fascia sign, 1 No. externally illuminated projecting sign, 1 No. non illuminated wall mounted dibond panel on front elevation, The Barnham Hotel, 28 Barnham Road Barnham Having received a report on the matter, together with the officer's written report update detailing amended plans received and resultant amended condition, the Committee

RESOLVED

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

EG/58/14/PL – Installation of a 2 fan condenser and 3 No ground standing AC units to the rear, The Barnham Hotel, 28 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing an amended noise report received and an additional condition relating to noise mitigation, the Committee

RESOLVED

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

EG/59/14/PL – Installation of 6 No. bollards, The Barnham Hotel, 28 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a proposed amendment to the bollards and resultant amended conditions, the Committee

RESOLVED

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

BR/131/14/L – Application for Listed Building consent for renewal of existing main tiled roof and other minor associated roofing works, The Picturedrome, 51 Canada Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/23/14/PL – Change of use from Class B8 (Storage or Distribution) to Class A1 (Shops) including partial demolition, Adjacent Warehouse Site to McDonalds, Oldlands Way, Bersted The Committee received a report on the matter, together with the officer's written report update detailing a consultation response from West Sussex County Highways; a further representation from the applicant and agent; and amended reasons for refusal.

In considering the application and the views of the public speakers opposing views were put forward by Members of the Committee. Some Members felt that industrial floor space should not be lost within the District with a recent marked increase in demand for industrial space over the past few months and that retail use would divert trade from Bognor Regis town centre. It was also pointed out that if Members agreed a change of land use from industrial to retail they would be not be acting in accordance with the policies only just agreed in the Council's draft Local Plan. Conversely, opinion was expressed that as the site had been empty for some

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years despite extensive marketing it could remain so for a considerable period. It was suggested that retail floor space could help to immediately provide economic regeneration to the site.

On putting the officer recommendation to the vote it was declared lost. A view was then expressed, by a number of Members, that the application should be approved. As the Committee had rejected the officer recommendation the Chairman sought an alternative proposal. The Committee was then offered three options to take the application forward:

1. defer the application to the next meeting to allow conditions to be developed for approval
2. approve the application subject to conditions for approval being developed and reported back to the next meeting; or
3. approve the application subject to conditions for approval being developed and the Chairman and Vice-Chairman of the Committee, in consultation with the Head of Development Control, being given authority to sign these off after the meeting.

A number of Members were of the view that option 2 should be pursued as this reflected their desire to approve the application whilst recognising that they needed to see full conditions before sign off. A question was asked about whether taking this decision would mean that the decision to approve could be challenged at the next meeting. The Head of Democratic Services was asked for her advice and advised that if the Committee was minded to approve the application and took this decision, then this decision would stand and it would then just be the conditions that were open for further debate and consideration.

Councillor Edwards then proposed and Councillor Charles seconded option 2 and on putting this to the vote, the Committee

RESOLVED

That the application be approved, subject to conditions for approval being developed and reported back to the next meeting.

BE/90/14/PL – Application for removal of condition 58 imposed under planning application BE/45/04 – relating to occupation of 142 dwellings Having received a report on the matter,

The Committee

RESOLVED

That the application be approved as detailed in the report.

A/51/14/OUT – Outline Application with Some Matters Reserved for demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping. Departure from the Development Plan, Manor Nursery, High Street, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representations received from the Ward Councillors and a further letter of objection; a revised list of conditions; and the detailed Heads of Terms document for the S106 Agreement,

The Committee

RESOLVED

That the application be approved as detailed in the report.

264. PLANNING APPEALS

The Committee received and noted planning appeals that had been received and 1 appeal that had been heard.

(The meeting concluded at 5.33 p.m.)