

DEVELOPMENT CONTROL COMMITTEE

5 June 2014 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Mrs Bower, Bower, Charles, Evans, Mrs Goad, Haymes, McDougall, Mrs Pendleton, Mrs Smee and Mrs Stainton.

15. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bowyer, Northeast and Steward.

16. 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.

There were no declarations of interest made.

17. MINUTES

The Minutes of the two meetings held on 8 May 2014 were agreed by the Committee as a correct record and signed by the Chairman.

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18. START TIMES

The Committee

RESOLVED

That the start times of meetings for the remainder of 2014/15 remain at 2.30 p.m.

19. PREVIOUSLY DEFERRED APPLICATION

Report on the Meeting of the Post Site Inspection Panel – A/18/14 – 39 Mill Road, Angmering Having received a report on the matter, the Committee accepted the Site Inspection Panel's assessment of the proposal and

RESOLVED

That the application be approved as detailed in the report.

20. PLANNING APPLICATIONS

BE/17/14 – Removal of existing dwelling and replacement with 2 No. 3 bedroom houses (resubmission following BE/78/13), 21 Bucksham Avenue, Bognor Regis Having received a report on the matter, the Chairman advised the meeting that this application had been withdrawn.

EG/15/14/HH, Extend existing detached single garage to one double and one single garage with pitched roof, 114 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing comment received from the Council's Building Control Department, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/21/14/A – Various illuminated and non-illuminated signage at various locations within the site, Land at Brook Gardens, Former Brooks Nursery, Eastergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/37/14 – Installation of semi-permanent low level picnic benches in recycled hardwood to replace existing tables and chairs, West Beach Café, Ropewalk, Littlehampton Having received a report on the matter, together with the officer's written report update detailing representation from the Council's Environmental Health Department, comment was made that further information should be requested of the applicant in order for the Committee to give due consideration to her requirement that the furniture should remain in situ all year round. The officer report had recommended that the furniture should be removed from the land between the end of October and the beginning of March each calendar year. The Committee therefore

RESOLVED

That the application be deferred for further information and better quality plans.

LU/42/14 – Erection of three storey building to create a three bedroom end of terrace property, with additional car parking. Resubmission following LU/104/13, 1 Willow Brook, Wick, Littlehampton Having received a report on the matter, concern was expressed that the proposed site line could have an adverse impact on neighbouring properties. It was therefore proposed and duly seconded that the Site Inspection Panel should visit the site and the Committee

RESOLVED

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

LU/63/14/HH – dormer roof extension, 126 Highdown Drive, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/68/14/PL – Erect new building comprising 4 No. one bedroom flats, Vacant land north of 45A West Way, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

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M/14/14 – Replace 7 No. wooden windows with PVCu to match existing style, Telephone Exchange, 3-5 Elmer road, Middleton on Sea Having received a report on the matter, together with the officer's written report update confirming and correcting that the application should be refused for the reason given, the Committee

RESOLVED

That the application be refused as detailed in the report.

WA/13/14/HH – New vehicular access, 8 Oaktree Cottages, Barnham Lane, Walberton Having received a report on the matter and verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

21. DECISIONS MADE IN RESPECT OF PLANNING APPLICATIONS AL/61/13 AND AL/39/13

The Senior Planner advised the Committee by way of this report that an appeal had been lodged against the Council's decision to refuse Planning Application AL/61/13 (Land at Nyton Road, Westergate) and a further appeal was expected in respect of the refusal of Planning Application AL/39/13 (Hook Lane, Aldingbourne). Following the resolution of Full Council on 30 April 2014 appertaining to the Local Plan and the residual housing locations, namely Minute 686, recommendations (1) and (3) which stated

(1) the housing numbers for each selected location to meet the residual housing requirements be confirmed as being at least:

*Barnham/Eastergate/Westergate 2,000
Angmering 600*

(3) weight be given in determining planning applications that are submitted to the Council to the degree in which they would contribute to the delivery of strategic infrastructure to support the site specific locations.

officers were seeking a steer from Members as to whether they wished to pursue the reasons for refusal of the applications or whether they would reconsider their decisions and invite revised planning applications for each of the schemes, with contributions to be provided towards the delivery of the A29 realignment.

In discussing the matter, comment was made that the Nyton Road application proposed an urban density of development in a semi-rural area which was not

sustainable and was therefore unacceptable. Similarly, with regard to the Hook Lane proposal, it too was considered to be unsustainable and with little contribution to infrastructure, particularly education, was also unacceptable. Regardless of the Full Council resolution, both applications were not right for the locality and the original reasons for refusal should therefore be pursued.

It was pointed out that, at paragraph 1.3 of the report, reference had been made to the “Residential Housing Supply”, which should be amended to Residual Housing Supply.

The Committee then

RESOLVED

That the reasons for refusal of Planning Applications AL/61/13 and AL/39/13 be pursued at appeal, the first of which is to be heard by way of a Public Inquiry.

22. PLANNING APPEALS

The Committee received and noted planning appeals that had been received and 3 appeals that had been heard.

(The meeting concluded at 3.30 p.m.)