

DEVELOPMENT CONTROL COMMITTEE

5 October 2016 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Bower, Brooks, Dillon, Gammon, Hitchins, Maconachie, Mrs Oakley, Oliver-Redgate, Miss Rhodes, Mrs Stainton and Wells.

Councillors Ambler (all) and Ballard (part) were also present at the meeting.

239. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Charles, Mrs Hall and Mrs Pendleton.

240. 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.

No declarations of interest were made.

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241. MINUTES

The Minutes of the meeting held on 7 September 2016 were approved by the Committee and signed by the Chairman as a correct record.

242. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications M/59/16/PL and AL/48/16/PL had been withdrawn from the agenda and would not be considered at this meeting.

243. VISIT BY THE SITE INSPECTION PANEL – M/59/16/PL – 1 NO. REPLACEMENT DWELLING, 1 DEEPDENE CLOSE, MIDDLETON ON SEA

The Committee had been advised that this application had been withdrawn from the agenda and would not be considered.

244. PLANNING APPLICATIONS

AL/48/16/PL – Variation of condition 4 imposed under AL/25/13 relating to permanent gypsy traveller use & removal of name Mrs Sarah Keet, The Paddock, 6 Northfields Lane, Westergate Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the agenda and would not be considered.

A/77/16/PL – Leisure development consisting of 9 No. 5 a side pitches, trampoline/laser tag centre, hotel, pub/restaurant, forest adventure kiosk, nursery, sub-station & associated infrastructure & car parking. This application is a Departure from the Development Plan, Rustington Golf Centre, Golfers Lane, Angmering Having received a written report on the matter, together with the officer's verbal update detailing a late representation that had been received objecting to the access arrangements to the site, the Committee now received a comprehensive presentation from the Principal Planning Officer which set out the detail of the application. He was able to advise that, following representation from County Highways, the applicant had agreed to provide an extension to the footpath cycleway on the north side of the A259 between the golf centre and Sainsbury's, which would be secured by a S106 Agreement.

The Committee heard that this was considered to be an acceptable leisure use that had been supported through sequential assessment – the proposal would create jobs and add to the visitor attraction.

Following consideration, the Committee

Subject to approval at the next Committee meeting

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RESOLVED

That the application be approved as detailed in the report.

A/113/16/PL – Use of land for storage distribution (B8 Storage or Distribution) & 3 No. storage containers. This application is a Departure from the Development Plan, Land at Barn Farm, Dappers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing the rationale behind amended conditions relating to the newly submitted block plan and the number of cars stored at the site, the Committee was further advised that it was considered that the attached conditions would ensure that the proposal would not have an adverse impact on the locality.

In discussing the matter, concern was raised with regard to the hours of operation of the site, particularly with respect to the loading or operation of machinery, and it was agreed that that should be restricted on a Sunday to 9.00 am to 5.00 pm.

The Committee then

RESOLVED

That the application be approved as detailed in the report update and subject to amendment of Condition 5 to read:-

“The approved use of the site including unloading, loading or operation of machinery shall only take place between the hours of:-

7.00 am and 9.00 pm Monday to Saturday and 9.00 am to 5.00 pm on Sunday.”

A/135/16/PL – Replacement of existing bungalow with 3 No. dwellings (resubmission following A/20/16/PL). This application is a Departure from the Development Plan, Caretakers Cottage, Angmering School, Greenwood Drive, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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EP/96/16/PL – 1 No. replacement dwelling including pool & outbuilding, 12 Angmering Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/103/16/PL – Demolition of section of wall to provide internal vehicular & staff access to & from the adjoining premises (amendment to FG/45/15/PL), Hangleton Nurseries, Hangleton Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing a change to a representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/104/16/PL – Erection of 3m high security fence around the previously approved car compound, amendments to existing storage buildings & associated lighting, Hangleton Nurseries, Hangleton Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/67/16/PL – Replacement dwelling (revised proposal to M/13/16/PL), 27 Central Drive, Elmer Having received a report on the matter, together with the officer's written report update detailing an amendment to the plans condition and confirmation that the Tamarisk bushes would be secured via the proposed landscaping condition 9 and a verbal update advising on a further representation received, the Committee now considered the matter.

In presenting the report, the Planning Team Leader suggested an additional condition should be attached to any approval to require the applicant to provide a construction method statement to provide details of the construction management of the property, i.e. access to the site of construction vehicles and any hours of operation. It was also agreed that a further condition should be attached requiring the existing dwelling to be demolished and resultant materials removed from the site.

In the course of discussion the Head of Development Control advised Members that any concerns over access or damage outside the site were private matters for the applicant and the Beach Estate to resolve.

The Committee

RESOLVED

That the application be approved as detailed in the report update and subject to the following additional conditions:-

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- the hours of operation for construction works which shall not exceed 8am to 6pm Monday - Friday, 9am to 1pm Saturdays and none on Sundays and Bank Holidays

Reason: In the interests of highway safety and the amenities of the area.

Upon the first occupation/completion of the building hereby permitted the existing dwelling shown dotted on the application block plan shall cease to be used for any purpose and within a period of 3 months thereafter the existing dwelling shall be demolished, all materials arising from such demolition removed from the site and the site cleared and the land shall become part of the garden area.

Reason: To avoid an over-intensive use of the site in accordance with policy GEN7 of Arun District Local Plan.

Subject to approval at the next Committee meeting

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245. PLANNING APPEALS

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

(The meeting concluded at 3.55 p.m.)