

DEVELOPMENT CONTROL COMMITTEE

30 November 2016 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Bower, Brooks, Charles, Dillon, Hitchins, Maconachie, Mrs Oakley, Oliver-Redgate, Mrs Pendleton, Miss Rhodes and Wells.

Councillor Ambler was also present at the meeting.

336. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Gammon and Mrs Stainton.

337. 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 Bower declared a personal interest in Agenda Item 7, Planning Application FP/102/16/PL as Chairman of the Policy Site 6 Advisory Committee, which had received a presentation from the developers on this item. He reserved his right to speak.

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338. MINUTES

The Minutes of the meeting held on 2 November 2016 were approved by the Committee and signed by the Chairman as a correct record.

339. DEFERRED APPLICATION

For the benefit of the public, the Chairman advised the meeting that Planning Application M/45/16/PL had been deferred and would not be considered at this meeting.

340. PLANNING APPLICATIONS

A/27/16/PL – Erection of 53 care apartments within Class C2, parking, access, footpath, landscaping & other associated works. Departure from the Development Plan, Broadlees, Dappers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a replacement site layout plan and resultant amended condition sheet, the Committee participated in some debate on the matter which covered issues of flooding, drainage, housing land supply and affordability for local people. The Committee then

RESOLVED

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

BE/138/16/OUT - Outline application with all matters reserved for 2 No dwellings, Land to rear of 17,19,21 & 23 Greencourt Drive, Bersted Having received a report on the matter, Members expressed serious concerns with regard to the suitability of this application in relation to access and egress to the site and felt it constituted overdevelopment. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The use of the site for two residential dwellings would represent an overdevelopment of the site and backland development which is out of character with the established streetscene contrary to Policy GEN7 of the Arun District Local Plan, D DM1 of the emerging Arun District Local Plan and ESD1 of the Bersted Neighbourhood Development Plan.

(Councillor Bower redeclared his personal interest in the following application and remained in the meeting and took part in the debate and vote.)

FP/102/16/PL – 94 No. dwellings with associated access, parking & landscaping (amended proposal for site already approved for residential development), Site 6, Phase 4 & 5, Land north of Felpham, Felpham Having received a report on the matter, the Committee also received a written report update which provided the following:

- A consultation response from the Tree Officer relating to protection fencing and the land drain affecting TPO oak trees
- A consultation response from Southern Water relating to protection of the public sewer; advice on SuDS maintenance; and concern that the proposed drainage strategy was not acceptable as not designed to adoptable standards
- Amendment to Condition 3 to ensure consultation takes place with Southern Water and additional conditions as requested by Southern Water
- Additional condition to remove permitted development rights for householders

The Strategic Development Team Leader provided a detailed presentation to Members, who were particularly advised that the application was for an additional 33 dwellings to meet the changing housing needs of the District. 5 bedroom houses in the original application had been replaced with 2 and 3 bedroom dwellings and the relationship of 4 bedroom properties had changed.

In discussing the proposal, some Members expressed concerns with regard to the increase in density and the disbenefits of land raising on the surrounding properties. A view was expressed that the increased density would lead to parking problems in the future and was therefore an overdevelopment. The Head of Development Control pointed Members to the Highway Safety and Parking section of the report in which the County Council stated that they considered the overall development did provide over the recommended parking, which would therefore meet the needs of the site.

Following a full discussion, the Committee

RESOLVED

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

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FP/186/16/PL – 5 No. dwellings including partial demolition of 10 South Road to allow for access (resubmission following FP/60/16/PL), Rear of 8-11 South Road, Felpham Having received a report on the matter, together with the officer's written report update detailing typographical corrections and amendments to the report and additional representations received, Member comment was made that this proposal was an overdevelopment of the site and out of character with the area. This view was supported by other Members and it was also felt that the application was too small to affect Arun's lack of 5 year housing land supply. The Committee, therefore, did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The proposed development for 5 dwellings represents an overdevelopment of the site out of character with the area contrary to GEN7 of the Arun District Local Plan, D DM1 of the emerging Arun District Local Plan and ESD1 of the Felpham Neighbourhood Development Plan.

FP/193/16/PL – Conversion of dwelling to form 2 No. houses including 2 No. new vehicular accesses, 34 Links Avenue, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/45/16/PL – Demolition of redundant poultry farm buildings & dwelling & erection of 13 No. dwellings with associated access, car parking & landscaping. This application is a departure from the Development Plan, Land West of Yapton Road (Poultry Farm), Middleton on Sea Having received a report on the matter, the Committee had been advised that this application had been deferred.

Y/64/16/PL – Formation of hardstanding for parking of vehicles & creation of new vehicular access onto Lake Lane. This application also lies within the parish of Walberton, Land to the north of John Turner Phormiums, Lake Lane, Yapton Having received a report on the matter, the Chairman was pleased to welcome Mr Peter Hayward to the meeting as a representative of West Sussex County Council, who was in attendance to address any concerns of the Committee with regard to highway matters.

In discussing the matter and in the event of approval being agreed, a request was made that, in view of the issues around the level crossing at Yapton, Network

Rail be added as a consultee in respect of Condition 7 and the proposed routing agreement.

A view was expressed that Lake Lane was not suitable for HGV movements and that this proposal was not acceptable. Mr Hayward sought to reassure Members that HGV movements would in fact be reduced and that they would not be accessing Lake Lane via the level crossing. He was of the view that the quantum of traffic between site and location would be reduced.

Following further discussion, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the addition to Condition 7 of Network Rail being consulted on the routing agreement.

341. PLANNING APPEALS

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

342. DEVELOPMENT CONTROL COMMITTEE – PROPOSED TEMPORARY CHANGES TO COMPLIANCE STRATEGY

Due to resource issues, the Head of Development Control presented this report which sought agreement to introduce a temporary (6 months) third (low) priority category to the Compliance Strategy to enable a greater focus on closing existing cases whilst investigating some new cases in accordance with longer timescales.

Following consideration, the Committee

RESOLVED

That the principle of temporary changes to the Compliance Strategy be agreed to take immediate effect; Town/Parish Councils will be notified of the changes and the website will be updated.

Subject to approval at the next Committee meeting

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343. FAREWELL

As this was the last meeting that the Head of Development Control would be attending, the Chairman extended her thanks and those of the Committee to Nik Antoniou as he would be leaving the authority in December 2016. She thanked him for his valuable contribution to the working of the Committee and wished him well for the future.

(The meeting concluded at 5.20 p.m.)