

DEVELOPMENT CONTROL COMMITTEE

4 January 2017 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Ambler (substituting for Councillor Miss Rhodes), Mrs Bence (substituting for Councillor Maconachie) Bower, Brooks, Dillon, Gammmon, Hitchins, Mrs Oakley, Oliver-Redgate, Mrs Pendleton, and Wells.

[The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Oliver-Redgate, Minutes 375 to 378 (up to Planning Application BR/230/16/PL); and Councillor Wells, Minute 378 (from Planning Application BR/240/16/PL to 379).]

Councillors Chapman (part) and Reynolds were also present at the meeting.

375. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Charles, Maconachie and Miss Rhodes.

376. 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.

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Councillor Wells declared a prejudicial interest in Planning Application BR/240/16/PL as his business had dealings with the applicant. He stated that he would make no comment on the application and would leave the meeting during its consideration.

Councillor Dillon declared a personal interest in Planning Applications BR/230/16/PL, BR/237/16/OUT, BR/240/16/PL and BR/251/16/PL as a member of Bognor Regis Town Council. He stated that any information coming before him today would not be prejudicial to anything he had already considered.

### 377. MINUTES

The Minutes of the meeting held on 30 November 2016 were approved by the Committee and signed by the Chairman as a correct record.

### 378. PLANNING APPLICATIONS

R/205/16/PL – Change of use from bicycle retail shop (A1 Shops) to restaurant (A3 Food & Drink). This application affects the setting of a Listed Building & affects the character & appearance of the Rustington Conservation Area, 50 The Street, Rustington Having received a report on the matter, the Committee

#### RESOLVED

That the application be approved as detailed in the report.

LU/258/16/PL – 8 No. mobile homes for permanent residency & office building to service mobile homes. This application is a Departure from the Development Plan, Old Mead House, Old Mead Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional content in relation to both the principle and the policy commentary relating to this development following the publication of the written ministerial statement on 13 December 2016, the Committee was advised that conditions relating to a construction management plan and lighting would be attached to any approval.

In considering the matter, comment was made that the application did not provide sufficient detail, particularly in view of the applicant's statement that the number of units would be reduced to 7 to enable parking provision to be improved. It was therefore felt that the matter should be deferred.

The Planning Team Leader advised that the detail of the application could be extracted by way of condition and those conditions were already included, i.e. construction management plan and lighting. The bulk of the concerns were around site licensing issues and would therefore be dealt with under that legislation.

However, having been duly proposed and seconded, the Committee agreed that the proposal should be deferred to enable more detailed plans to be presented and therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be deferred.

*(Prior to consideration of the following application, Councillor Bower declared a personal interest as a Member of Cabinet, which had previously considered a report on the new Leisure Centre. He reserved his position.*

*Councillor Hitchins also declared a personal interest as Chairman of the Environment & Leisure Working Group, which had previously considered a report on the new Leisure Centre. He further stated that the report did not cover any planning issues.)*

LU/314/16/PL – Proposed development of new Leisure Centre facility (Use Class D2) and demolition of existing Leisure Centre Facility and Sports Dome, including modifications to the existing car parking arrangement, landscaping and associated works, Littlehampton Swimming and Sports Centre, Sea Road, Littlehampton Having received a report on the matter, together with the officer report update providing clarification that the proposal was a Regulation 3 application under the Town & Country Planning General Regulations 1992; County Highways consultation response; and inclusion of Policy 16 of the Littlehampton Neighbourhood Plan, the Committee supported the proposal.

In the course of a brief discussion, the adequacy of the car parking provision was raised. It was also picked up that the provision of a sauna had not been mentioned and officer advice was given that that had not been considered to be a core leisure centre facility; however, following the result of the public consultation that had been undertaken, it would be included in the tender process.

The Committee then

RESOLVED

That the application be approved as detailed in the report.

EG/85/16/PL – Temporary siting for a period of 2 years of 1 No. Mobile Home. This application is a Departure from the Development Plan, Lyndhurst, Eastergate Lane, Eastergate Having received a report on the matter, together with the officer's written report update detailing further information received from the applicant regarding surface water drainage, the Committee

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RESOLVED

That the application be approved as detailed in the report.

EP/129/16/PL – Demolition of existing dwellings & creation of 2 No. 4 bed detached houses & 2 No. 5 bed detached houses, 45 The Ridings & 60 Sea Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing amendment to the policy commentary following publication of the written Ministerial Statement on 13 December 2016; and amendment to Condition 3 and Condition 10 with regard to surface water drainage, the Committee participated in a brief discussion on the matter.

A view was expressed that the proposal was out of character with the area and that car parking provision would be inadequate. However, the Planning Team Leader reminded Members of the planning history of the site and the Committee

RESOLVED

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

BR/230/16/PL – Erection of 1 No. 3 bedroom house & single storey carport (resubmission following BR/59/15/PL), 7 Seafeld Terrace, Stocker Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing the Ministerial Statement published on 12 December 2016 and advice that it did not apply to this application; and an additional representation from the applicant, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/237/16/OUT – Outline application for construction of 1 No. detached dwelling & associated works, 3 Southdown Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing the Ministerial Statement published on 12 December 2016 and advice that it did not apply to this application, the Committee heard some views that it was felt that the proposal was out of character and intrusive on the street scene. However, the Committee then

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Wells had declared a prejudicial interest; he therefore left the meeting and took no part in the debate or vote.*

*Councillor Hitchins declared a personal interest as Chairman of the Environment & Leisure Working Group and Chairman of the Bognor Regis Regeneration Subcommittee. He remained in the meeting and took part in the debate and vote.*

*Councillor Bower declared a personal interest as he had attended a presentation on this matter. He remained in the meeting and took part in the debate and vote.)*

BR/240/16/PL – Demolition of existing swimming pool building & reinstatement of vacated site as landscaped area; demolition of existing staff & guest accommodation (1,005 bedspaces); erection of new swimming pool building with external slides & river ride; associated landscaping; new pedestrian links; alterations to existing car parks areas, proposed decked car park; new gatehouse for guest reception, alterations to site internal road layout & formation of temporary construction access, Butlins South Coast World, Upper Bognor Road, Bognor Regis  
Having received a report on the matter, the Committee also received an officer report update which set out

- Policy 'Site 2' missing from list of policies on page 117 of the agenda
- Discussion with applicant and local Highway Authority regarding construction access details and securing a temporary Traffic Regulation Order resulting in need for additional condition and informatives to ensure safe construction access
- Further details submitted by applicant on bird and bat box locations, thus negating the need for information to be required by proposed condition 16. Ecology officer has been consulted on the bird and bat box locations and is satisfied that they can be approved
- Submission of Written Scheme of Investigation for Archaeology by the applicant in order to avoid later discharge of condition 24. Consultation with the Archaeological Officer has confirmed that the WSI submitted meets the requirements of the proposed Condition 24
- Addendum to Construction Management Plan received 3 January 2017 confirming that the temporary construction access represents the final location rather than an indicative location
- Additional Informative to reflect future re-provision of lost bedspaces on the site.
- Amendment to conditions

The Strategic Development Team Leader presented a comprehensive report on the proposal and verbally advised that Condition 21 should refer to a full and

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detailed planting plan re landscaping as per plan 5128-P111 revision A and that the list of approved plans should include “proposed site plan – phase 3 ref:5128-P111 rev A”.

In the course of a brief discussion, Members fully supported this major investment and welcomed Bourne Leisure’s confidence in the town. As the applicants were present, it was hoped that the concerns of local residents would be listened to and measures taken to resolve them where practical.

The Committee

RESOLVED

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

*(Prior to consideration of the following application, Councillor Reynolds [speaking as Agent for the proposal] declared a prejudicial interest and, having made representation for removal of Condition 2 relating to a 6 year planning permission, then left the meeting for the debate and vote.)*

BR/252/16/PL – Change of use from industrial unit (B1 Business) to Sports Gymnasium (D2 Assembly & Leisure), Unit 7a, Durban Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/260/16/DOC – Application for approval of details reserved by condition imposed under BR/148/11 relating to condition No. 3 (materials), Land rear of Glenlogie, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That condition 3 of BR/148/11 be fully discharged.

### 379. PLANNING APPEALS

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

(The meeting concluded at 4.30 p.m.)