

DEVELOPMENT CONTROL COMMITTEE

1 March 2017 at 2.30 p.m.

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

Councillor Buckland was also present for part of the meeting.

472. 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 Dillon declared a personal interest in Agenda Item 7, Planning Application BR/293/16/PL, as a member of Bognor Regis Town Council and its Planning Committee. He reserved his right to change his mind when the application was considered.

473. MINUTES

The Minutes of the meeting held on 1 February 2017 were approved by the Committee and signed by the Chairman as a correct record.

Subject to approval at the next Committee meeting

Development Control
Committee – 01.03.17.

474. PLANNING APPLICATIONS

(It was agreed that Councillor Buckland could speak to the following application as Ward Member.)

LU/359/16/PL – Conversion of 1 No. dwelling into 1 No. 3 bed apartment & 1 No. 2 bed house, 93 East Ham Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a representation from the Agent and no objection from County Highways, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/160/16/PL – Ground and first floor extensions to provide 6 No. additional ensuite bedrooms & extended residents communal facilities, Green Willow Care Home, Vicarage Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing updated landscaping plans and additional background information and resultant amended conditions relating to amended drawing numbers, the Committee gave due consideration to the application. It was suggested and agreed that an additional landscaping condition be attached to any approval to ensure that supplementary tree planting would be carried out. Comment was also made that Condition 7 should be amended to take account of a start time for the hours of site operation to commence at 8.00 a.m. as 7.00 a.m. was considered to be unreasonable.

The Committee then

RESOLVED

That the application be approved as detailed in the report and officer report update and subject to the following additional condition and Condition 7 being amended to Hours of Site Operation commencing at 8.00 a.m. Monday to Friday:-

The existing trees/bushes/hedges depicted in plan no 21628 08A shall be retained and protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Subject to approval at the next Committee meeting

Development Control
Committee – 01.03.17.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

BR/17/17/DOC – Application for approval of details reserved by condition imposed under BR/148/11 relating to condition Nos 4 (Vehicular Access) & 5 (Parking Spaces & Layout), Land rear of Glenlogie, Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That Conditions 4 & 5 of BR/148/11 be fully discharged as detailed in the report.

BR/142/15/DOC – Application for approval of matters reserved by condition imposed under BR/236/14/PL relating to conditions 9 & 11 for cooking odour extraction equipment & surface water drainage, Hotham Park, Upper Bognor Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That Conditions 9 and 11 be fully discharged as detailed in the report.

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

BR/293/16/PL – Change of use with minor additions & demolitions to create 5 No. self-contained flats, 66 & 66A Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing the signing of the Section 106 Agreement by all parties and subsequent amended recommendation sheet, the Committee participated in a brief debate on the matter. Concerns were expressed that the site was being used for residential development rather than for much needed small business units which were badly needed in the town. Following consideration, Members

RESOLVED

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

Subject to approval at the next Committee meeting

Development Control
Committee – 01.03.17.

AL/130/16/OUT – Outline application with some matters reserved for 1 No. 5 person 3 bedroom bungalow, with 8 No. parking spaces, bin and cycle store – Land adjacent to 14 St Johns Close, Westergate, Aldingbourne Having received a report on the matter, Members expressed concerns regarding this application, in particular the proposed use of the land as residential rather than commercial and problems with parking and it was agreed that a site inspection should take place. The Committee therefore

RESOLVED

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

475. PLANNING APPEALS

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

(The meeting concluded at 3.25 p.m.)