

DEVELOPMENT CONTROL COMMITTEE

26 April 2017 at 2.30 p.m.

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

550. APOLOGIES

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

551. 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 Wells declared a prejudicial interest in Agenda Item 7, Planning Application AW/24/17/PL, as his company had had dealings with the applicant and he stated that he would leave the meeting during its consideration.

552. MINUTES

The Minutes of the meeting held on 29 March 2017 were approved by the Committee and signed by the Chairman as a correct record.

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553. PLANNING APPLICATIONS

BE/18/17/PL – Variation of condition 3 for approved plans & 23 for vehicular access imposed under BE/142/15/OUT. This application is a Departure from the Development Plan, Land west of New Barn Lane, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/69/16/PL – 5 No. dwellings comprising 2 No. 4 bed houses, 2 No. 3 bed houses & 1 No. 3 bed bungalow, with access & ancillary works. This is a departure from the Development Plan & affects a Public Right of Way, Land East of Toll Cottage, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing corrections to the report, the Committee

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 and left the meeting and did not take part in the debate or vote.)

AW/24/17/PL – Variation of condition 4 imposed under BR/846/71 to amend amount of children in attendance, Dizzy Duckling Pre-School, Behind St Richards Church, St Richards Way, Aldwick Having received a report on the matter, together with the officer's written report update detailing a correction to the report relating to mention of the Barnham & Eastergate Neighbourhood Plan, the Committee participated in a full discussion.

Members expressed serious reservations around the noise being created by the children playing in the outside area and the resultant disturbance to nearby residents. The Planning Team Leader advised that, at the moment, the current attendance of 30 children could all play outside at the same time. This application sought to increase attendance to 48 children (in line with a recommendation from Ofsted) but a condition would restrict the outside area being used for only 16 children at any one time.

However, views were expressed that steps needed to be taken to reduce noise levels and it was suggested that the application be deferred to enable further negotiation to take place between officers and the applicant to encourage the implementation of mitigation measures to reduce the problem of noise. It was further

queried as to how the number of children playing outside would be enforced and monitored, together the practicality and value of producing a travel plan.

Having been proposed and duly seconded, the Committee

RESOLVED

That the application be deferred to enable further negotiation between officers and the applicant to address the issue of noise.

AW/61/17/PL – New bungalow on land to the front, 26 Christchurch Crescent, Aldwick Having received a report on the matter, together with the officer's written report update advising that the Section 106 Legal Agreement had now been signed, resulting in the recommendation being changed to read "Approve Conditionally with a Section 106 Agreement", the Committee

RESOLVED

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

AL/107/16/RES – Application for Reserved Matters application following outline planning permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works, Land West of Westergate Street & East of Hook Lane, Westergate The Committee received a report on the matter, together with the officer's written report update detailing :-

- ADC Greenspace comments
- ADC drainage comments
- Comments on Surface Water Drainage, including two options considered to be acceptable to address concerns raised
- Amended recommendation to delegate authority to the Director of Place to determine the application subject to conditions and subject to any amendments following resolution of the surface water management scheme in accordance with either Option 1 or Option 2 as set out in the update report
- Amended Condition 1 to reflect revised plans

The Principal Planning Officer then gave a comprehensive presentation on the detail of the application and Members were reminded that this reserved matters application followed approval of outline planning permission AL/39/13 (which was granted at appeal) and which reserved all matters except for means of access into

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the site. The remaining matters of layout, appearance and landscaping were therefore now before the Committee for consideration.

It was the view of officers that with regard to appearance, scale and layout; landscaping, trees and open space provision; and parking and highway safety, the proposed development was acceptable and did accord with policies contained in the adopted and emerging Development Plan.

As a result of the concerns raised by both the Council's Drainage Engineers and Aldingbourne Parish Council, a meeting had been held with the applicant to discuss options for the management of surface water at the site. Two options had been agreed (as detailed in the report update), with option1 being the preferred option but, in the event that no south eastern pipe was found or no evidence existed of a ditch, then option 2 would be applied. ADC Drainage Engineers had confirmed their satisfaction with that approach.

In discussing the matter, Members expressed concerns about a number of issues relating to school provision; lack of financial contributions to infrastructure; and density. However, the main concern related to drainage and views were expressed that the matter needed to be determined by Members rather than be delegated to the Director of Place. The Planning Team Leader advised that, should the matter be deferred and further representations be submitted as a result, then an amended report would need to be prepared to take account of and address any further points raised.

Having been proposed and duly seconded, the Committee

RESOLVED

That the application be deferred.

554. PLANNING APPEALS

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

(The meeting concluded at 4.25 p.m.)