

DEVELOPMENT CONTROL COMMITTEE

24 May 2017 2017 at 2.30 p.m.

Present: Councillors Bower (Chairman), Hitchins (Vice-Chairman), Mrs Bence, Brooks, Cates (substituting for Councillor Mrs Maconachie), Dillon, Gammon, Mrs Hall, Haymes (substituting for Councillor Mrs Bower), D. Maconachie, Mrs Oakley, Oliver-Redgate, Miss Rhodes and Mrs Stainton.

Councillors Buckland and Charles were also in attendance at the meeting.

14. APOLOGIES

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

15. 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 Haymes declared a personal interest in Planning Application LU/258/16/PL as the owner of a mobile home park in Yapton. He stated that he did not know the applicant and that the proposal would not affect his business in any way.

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16. PLANNING APPLICATION R/45/17/PL – SANDON, THE COPPICE, RUSTINGTON

The Chairman advised that this application had been omitted from the agenda in error and would be considered as a matter of urgency under Agenda Item 8, Planning Applications, as it was required to be determined as soon as possible for performance reasons.

17. MINUTES

The Minutes of the meeting held on 26 April 2017 were approved by the Committee and signed by the Chairman as a correct record.

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 AND EAST OF HOOK LANE, WESTERGATE

This application had been deferred from the meeting held on 26 April 2017 to enable further information to be obtained by officers, particularly with regard to drainage issues and the Committee now considered an amended report to reflect the additional information received. A written report update was circulated at the meeting which provided further information regarding the drainage issues on the site and which concluded that Option 1 was unviable and Option 2 should be taken forward, the details of which together with full approval would be the subject of a separate discharge of conditions application.

Due to Member comment that was made at the previous meeting, the Principal Planning Officer was able to confirm that no S106 contribution towards education had been sought by West Sussex County Council when the outline application had been determined as, at that time, there was considered to be spare capacity in the Barnham area. As a consequence therefore, and as the principle of the development had already been established at the outline stage, including the impact of the proposals in relation to education provision, those principles could not be revisited as part of the reserved matters application. The Committee was advised that it was not possible in planning law to amend the S106 obligation to include the education contributions now being requested by the County Council.

The Council's Engineering Services Manager was in attendance at the meeting and was able to confirm that Option 2 was considered to be viable.

Following a brief discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

18. LU/258/16/PL – 7 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

This application had been deferred from the meeting held on 4 January 2017 to enable more detailed plans to be presented and the report on the table now reflected the amendments made to the scheme. The number of mobile homes on the site had been reduced from 8 to 7 and the proposed access road for the site had been widened to allow two way vehicular movements, together with additional parking provision in relation to the proposed office building. In addition, the provision of a foul treatment plant had been included.

A written report update was provided which clarified the amended description and the material considerations in the determination of this proposal, together with amended conditions. The amended description to read as follows:-

LU/258/16/PL – Change of use of the land for the stationing of 7 no. mobile homes for permanent residential occupation and the erection of a B1(a) office building. This application is a Departure from the Development Plan, Old Mead House, Old Mead Road, Littlehampton

The Planning Team Leader emphasised that what Members were being asked to consider was the use of the land and not the suitability of the caravans themselves, which would come under Environmental Health Caravan Licensing legislation.

Following a brief debate, the Committee

RESOLVED

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

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19. PLANNING APPLICATIONS

EP/41/17/PL – 1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beachlands Cottages, Land adjacent to 4 Beachlands Cottages, Beachlands Close, East Preston. Having received a report on the matter, together with the written officer report update detailing a representation from the agent regarding access to the side of the proposed dwelling, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/57/16/PL – Medical Centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road & associated car parking. This application is a Departure from the Development Plan, Land adjacent to the Croft Practice, Barnham Road, Eastergate Having received a report on the matter, together with the officer's written report update detailing the serving of a Tree Preservation Order on the Oak Tree on the other side of the eastern boundary and a request from the applicant that Condition 19 (hours of opening) be deleted or amended to say "The development hereby approved shall not normally be used for patients other than between the hours of 7 am and 11 pm", Members expressed concern with regard to the restriction on opening hours.

It was acknowledged that the Government was promoting an increased accessibility to medical services for the public and it was therefore felt that that the applicant's request was reasonable. The Planning Team Leader gave advice that an increase to the opening hours had not been advertised and that nearby residents might have made representation had they known; he suggested that a further public consultation be advertised and that, should any representations be received, the decision be delegated to the Director of Place in consultation with the Chairman. This amendment was duly proposed and seconded and the Committee

RESOLVED

That, following a further consultation with regard to opening hours, the determination of the application be delegated to the Director of Place in consultation with the Chairman.

FP/264/16/PL – Erection of 2 No. dwellings, 10 Kingsmead, Felpham Having received a report on the matter, some Members expressed views that 3 bed houses would be preferable to the 4 bed houses being proposed. Concern was also voiced in respect of the congestion already being experienced in the locality with regard to parking. However, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Buckland spoke under the Public Speaking rules as Ward Member.)

LU/56/17/PL – Change of use of ground floor from retail shop (A1 Shops) to hot food takeaway (A5 Hot Food Takeaway) & associated works, 22 Beach Road and 3 Evans Gardens, Littlehampton Having received a report on the matter, together with the officer's written report update detailing receipt of a petition of 59 signatures in support of the proposal and an amendment to the wording of Condition 5 to include the restriction of the storage of the motor vehicles to the area specified on drawing no. PL01 Rev A to the rear of the site, the Committee considered the application.

In discussing the matter, it was suggested and agreed that an additional condition should be attached in respect of the recycling bins and the Committee then

RESOLVED

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

Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the business use hereby approved being operated.

Reason: To protect the amenities of nearby residents in accordance with Arun District Local Plan policy GEN7.

R/45/17/PL – Change of use of garage into treatment room & waiting area, two storey rear extension, rear dormer, first floor front extension & internal alterations to ground & first floor to include integral garage, Sandon, The Coppice, Rustington Having received a report on the matter, together with the officer's written report update illustrating the location plan, the Committee

RESOLVED

That the application be approved as detailed in the report.

20. PLANNING APPEALS

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

(The meeting concluded at 4.25 p.m.)