

DEVELOPMENT CONTROL COMMITTEE

21 June 2017 at 2.30 p.m.

Present: Councillors Bower (Chairman), Hitchins (Vice-Chairman), Mrs Bence, Mrs Bower, Brooks, Dillon, Gammon, Mrs Hall, D. Maconachie, Mrs Oakley and Miss Rhodes.

Councillor Elkins was also in attendance at the meeting.

44. APOLOGIES

Apologies for absence had been received from Councillors Mrs Maconachie, Oliver-Redgate, Mrs Stainton and Wells.

45. 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.

There were no declarations of interest made.

46. MINUTES

The Minutes of the meeting held on 24 May 2017 were approved by the Committee and signed by the Chairman as a correct record.

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47. START TIMES

The Committee

RESOLVED

That start times of meetings for the remainder of 2017/18 be 2.30 p.m.

48. PLANNING APPLICATIONS

LU/147/17/DOC – Application for approval of matters reserved by condition imposed under LU/314/16/PL relating to Condition 7 – surface water drainage, 8 – Protection of public sewers & 20 – level survey Having received a report on the matter, together with the officer's written report update detailing:-

- Consultation responses from the Council's Engineers, Southern Water and Building Control stating that they had no objection to the discharge of conditions 7 and 8
- As the site level details were considered to be acceptable it was recommended that condition 20 could be discharged based on the submitted plan drawings, as detailed in the update.

The Engineering Services Manager was in attendance at the meeting and confirmed that conditions 7 and 8 could be discharged.

Following consideration, the Committee

RESOLVED

That conditions 7,8 and 20 be discharged

FG/198/16/PL – Demolition of existing house with erection of 2 storey building comprising of 8 No. residential 2 bedroom flats & associated external works, 1 Sea Drive, Ferring Having received a report on the matter, together with the officer's written report update detailing :-

- Amended plans submitted increasing the level of car parking by 1 additional space; removal of an obscure glazed window at first floor level in west elevation; showing finished floor level of existing and proposed developments Above Ordinance Datum; and outline of existing property as compared to proposed.
- As the amended plans would be subject to full consultation it was proposed that the final decision be delegated to the Group Head of Planning, in

consultation with the Chairman and Vice-Chairman, following re-consultation of the application.

- Additional letters of objection
- Rectification of error in 'Officer Comments on Reps'
- Amended wording to condition 14 to include the words 'fixed shut' and to include a further first floor secondary window serving the living room.

In presenting the detail of the application to Members, the Senior Planning Officer advised that there had been no objection in terms of highway safety from West Sussex County Council (WSSC). Under the West Sussex Parking Calculator, 11 spaces had been identified; the applicant was now proposing to provide 10 and, given the minor shortfall together with the availability of car parking on Sea Lane, it was considered that the proposal would not be contrary to policy.

The Planning Team Leader firstly apologised to the meeting for the poor quality of the presentation due to technical issues. He then advised that the additional plans had been submitted at the end of the previous week and would need to go out for re-consultation with regard to the additional car parking space and the removal of the window in the west elevation and, as such, it was proposed that the final decision to approve or refuse would be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman. He confirmed that the process for dealing with the application had been carried out in accordance with the planning matters that planning professionals had to take account of.

In the course of detailed discussion on the proposal concern was raised that, owing to its contentious nature, any decision should not be delegated to officers but should be brought back to Committee for determination.

A number of concerns with the application were expressed, mainly relating to the inadequacy of car parking provision on the site and dependence on the surrounding roads to provide further spaces. It was felt that additional pressure on "on street" parking would alter the character of the area and would have a detrimental impact. It was suggested that the application be deferred to enable officers to speak to the developer to negotiate more car parking provision.

Members were reminded that WSSC had accepted the level of car parking.

In turning to the recommendation as set out in the officer report update, the Committee did not accept that the final decision on the application should be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman following re-consultation on the two amended plans. Members therefore voted that the application would be brought back to Committee for determination.

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The Committee then considered deferral of the application, subject to re-consultation taking place on the amended plans. However this was not agreed and the Chairman called a short adjournment to take advice from the Group Head of Planning.

On the meeting being reconvened, it was proposed and duly seconded that the application be deferred on car parking grounds to enable officers to negotiate with the applicant an improved provision.

The Committee then

RESOLVED

That the application be deferred on car parking grounds to enable officers to negotiate with the applicant an improved provision.

FP/80/17/PL – Demolition of existing dwellings & replacement with 3 No. dwellings with garages & ancillary parking. Resubmission of FP/207/16/PL, 112 & 114 Felpham Way, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

49. PLANNING APPEALS

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

(The meeting concluded at 4.15 p.m.)