

DEVELOPMENT CONTROL COMMITTEE

19 July 2017 at 2.30 p.m.

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

Councillor Ambler was also in attendance at the meeting.

108. APOLOGIES

Apologies for absence had been received from Councillors Dillon, Mrs Maconachie, Oliver-Redgate and Miss Rhodes.

109. 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.

Development Control
Committee – 19.07.17.

110. MINUTES

The Minutes of the meeting held on 21 June 2017 were approved by the Committee and signed by the Chairman as a correct record.

111. PLANNING APPLICATIONS

AW/85/17/PL – Replacement of new kitchen extract supply system which will include odour control & sound attenuation & installation of new walk-in cold store & silent running condenser with additional condenser within yard area to the rear of site (resubmission of AW/315/16/PL), The Martlets Public House, Aldwick Road, Aldwick Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2 relating to pollution controls, the Committee was advised by the Planning Team Leader that this application was seeking to address and resolve the complaints of nearby residents in relation to noise, odour and appearance. The Environmental Health team was of the view that the proposal should overcome the problems residents had been experiencing.

In discussing the matter, concerns were expressed regarding the level of noise from the cold store and the ugly appearance of the unit on the roof. It was suggested that a condition be attached to any approval requiring improved fencing and sound insulation around the cold store. However, officer advice was given that that could be considered to be an unreasonable requirement as Environmental Health had not indicated there was a need for it, particularly as the old cold store unit was being replaced with a new one, which should be more efficient and quieter. It was also anticipated that the new extractor unit on the roof would alleviate the problems being experienced with odour. In the event that the proposal did not resolve the problems, Environmental Health would be able to take action under separate legislation.

Following consideration, the Committee

RESOLVED

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

A/81/17/PL – Application for removal of condition No. 2 of previously approved planning application A/113/88 relating to retail sales restrictions, Roundstone Farm and Shop, Littlehampton Road, Angmering Having received a report on the matter, together with the officer's written report update detailing amended plans, the Committee now considered the matter.

Some concerns were raised that this application could be the precursor to something much bigger, i.e. one of the big supermarkets moving in. However, the

Group Head of Planning advised that the footprint of this existing use was only 600 sqm and was nothing like the scale required for a supermarket. He reminded Members that they were looking at the use of the building at this time and that, in addition, no works to increase the entrance to the site was being requested.

Following consideration, the Committee

RESOLVED

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

BR/130/17/PL – Change of use of hotel & function room/licensed bar (C1 Hotel) to 18 No. flats (C3 Dwellingshouses). This application affects the character and appearance of the Steyne Conservation Area. Resubmission of BR/155/15/PL, The Royal Hotel, The Esplanade, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received, the Committee participated in a full discussion on the matter.

Members expressed their concern that, with the ongoing work that was being done to regenerate the town of Bognor Regis in tandem with the Seafront Strategy, it was essential to retain this iconic building as a hotel. Whilst acknowledging that planning permission had previously been granted for 20 flats, it was felt that circumstances had now changed and that this application could now be refused. The Planning Team Leader reminded the Committee that the change of use was not for debate, rather that it was the reduction in the number of flats from 20 to 18.

A further concern was raised that the appearance of the building needed to be preserved and the Group Head of Planning advised that there was very little the applicant could do with regard to the development without first obtaining planning permission.

Following some discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 19.07.17.

(Prior to consideration of the following application, Councillor Bower declared a personal interest as Chairman of the North Littlehampton Steering Group – he reserved his position when discussing the application and remained in the meeting during the debate and vote.)

LU/94/17/OUT – Outline application with all matters reserved for residential re-development comprising of 10 No. dwellings & associated works (resubmission following LU/327/16/OUT), Westholme Nursery, Toddington Lane, Littlehampton
Having received a report on the matter, together with the officer's written report update detailing:-

- Open space contributions would be allocated to Worthing Road Recreation Ground to be used on play improvements; and
- An additional condition following a response from the Environment Agency relating to foul drainage.

Following consideration, the Committee

RESOLVED

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

P/48/17/PL – Application for variation of condition No's 28 & 29 imposed on planning permission P/125/14/PL for the relocation of reptiles to an off site receptor site, 251 Pagham Road & the Lan R/O 251 Pagham Road, Pagham
Having received a report on the matter, the Committee was advised by the Planning Team Leader that the applicants had confirmed that the wildlife buffer zone would be retained as part of the development to enable reconolisation of the area by any reptiles within the boundary/adjacent habitats.

In discussing the matter, comment was made that Members had originally agreed Conditions 28 and 29 to protect the reptiles in the locality and that sufficient reasoning had not been put forward to dispense with them. It was felt that the species concerned were indigenous to the area and must remain so and should therefore not be moved.

The Committee did not support the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The proposed relocation of the reptiles would be harmful to the ecological features of the locality contrary to paragraph 118 of the NPPF and ENV SP1 of the emerging Arun District Local Plan.

Y/1/17/OUT – Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development Plan & affects the character & appearance of the Yapton (Main Road) Conservation Area, Bonham Field, Main Road, Yapton Having received a comprehensive report on the matter, the Committee also received a written officer report update which detailed:-

- Additional representations made, including criticisms of the report
- The decision of the Secretary of State with regard to the Fontwell application (a verbal summary was presented at the meeting)
- Amendment to conditions 4, 17 and 20
- S106 Head of Terms table
- Inclusion of Policy E8: Conservation Areas

Members participated in a full discussion which encompassed a number of issues, i.e.

- Traffic Regulation Orders (TROs) and road surfacing – officer advice was given that that would be dealt with at the detailed application stage. Members also heard that the Cabinet Member for Planning had been in discussion with the County Council with regard to TROs and other highways matters and was awaiting a response.
- Concerns regarding the effect of the proposal on the Conservation Area – Members were reminded that the application was partly in the Conservation Area. It was acknowledged that there would be some harm but the mitigation proposed to separate the built development from heritage assets would address the effects. The reserved matters application would be required to address this issue further.
- Preservation of this very old field should be maintained – however, officer advice was given that the land was no longer viable for crop production and was only used for grazing

The Group Head of Planning reminded the Committee that Full Council had taken a decision to significantly boost its housing numbers due to the under provision with regard to its 5 year HLS (Housing Land Supply). It had been agreed to invite planning applications on sites already identified for development within the District and that was the framework within which the Planning Department was working. Based on the current planning policy framework, if Members were minded to refuse the application, it would be extremely difficult to present a robust case at appeal and the Council could then face significant costs against it.

Subject to approval at the next Committee meeting

90

Development Control
Committee – 19.07.17.

In addition, Member comment was made that the proposed development was considered to be of a high quality and low density, with adequate parking provision.

The Committee then

RESOLVED

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

112. PLANNING APPEALS

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

(The meeting concluded at 5.25 p.m.)