

DEVELOPMENT CONTROL COMMITTEE

13 December 2017 at 2.30 p.m.

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

Councillor Gammon was absent from the meeting during consideration of the matters referred to in Minutes 343 (from Planning Application AW/155/17/OUT) and 344.

Councillor Ambler was also in attendance at the meeting.

339. APOLOGIES FOR ABSENCE

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

340. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

- Councillor Haymes declared a personal interest in Planning Applications LU/307/17/PL, BR/220/17/PL and BE/102/17/OUT as Cabinet Member for Technical Services as the Council owned the land on which the proposed developments would take place.

341. MINUTES

The Minutes of the meeting held on 15 November 2017 were approved by the Committee and signed by the Chairman as a correct record.

342. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application LU/267/17/PL had been withdrawn from the Agenda and would not be considered at this time.

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343. PLANNING APPLICATIONS

LU/267/17/PL – Change of use of ground floor from community centre (D2 Assembly & Leisure) to 2 No. Flats (C3 Dwelling Houses, single storey rear extension with renewal of existing windows to match existing, remodelling of existing entrance of East elevation including new front & rear doors & new canopy, Chilgrove House, Kimberry, Littlehampton Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

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

LU/307/17/PL – Demolition of promenade shelter & construction of café & kite surfing school with roof terrace & associated works, Promenade Shelter, Sea Road, Littlehampton Having received a report on the matter, the Committee also considered the officer's written report update detailing:-

- Substitute plans relating to the provision of a disabled platform to improve access to the upstairs seating area and subsequent amended conditions
- 6 representations objecting to the proposal and 1 of support

Members expressed their support for the proposal and it was felt that it would encourage visitors and residents to use that end of the beach. The Committee then

RESOLVED

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

FG/139/17/PL – Replacement monopole & antennas & 1 No. replacement cabinet, Existing Telecommunications Installation, Ferring Water Pumping Station, off Amberley Drive, Ferring Having received a report on the matter, together with the officer's written report update detailing deletion of the National Planning Policy Guidance which had been erroneously generated at the start of the application report, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/203/17/PL – Demolition of outbuildings & erection of 1 No. dwelling to rear (resubmission following FP/137/17/PL, 7 Middleton Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

BR/220/17/PL – Change of use of first & second floors to form 2 No. dwellings & reversion of ground floor area to retail use. This application affects the character & appearance of The Steyne, Bognor Conservation Area, Central House, 18 Waterloo Square, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

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

BE/63/17/OUT – Outline planning application with some matters reserved (Access only) for 20 No. houses & flats, 1 No. replacement dwelling (21 units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29), following the demolition of the existing dwelling & outbuildings. This application is a Departure from the Development Plan, The Cottage, Shripney Road, Bognor Regis Having received a report on the matter, the Committee also considered the officer's written report update detailing :-

- Confirmation from the applicant that a footway would be provided to the north of the proposed vehicular entrance so as to provide access to and from the Robin Hood Public House. If Members wished to add a further condition to require such a footpath, it was suggested that the decision be delegated to the Director of Place to draw up suitable wording.
- A unilateral undertaking concerning the NHS contribution had been received and dated 13 December 2017 in respect of Barnham Surgery, with subsequent amended recommendation to read "Approve Conditionally with a S.106".

The Principal Planning Officer presented the detail of the application and Members then participated in a full debate which highlighted the serious concerns felt around highways issues. A Pre-Site Inspection had taken place and, whilst views were expressed that the principal of the additional 20 dwellings on the site did

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not constitute a problem, the entry and exit from the site did. It was acknowledged that County Highways had initially raised objections to the proposal but, following negotiations with the applicant's transport consultants, these had since been withdrawn. Disappointment was voiced that a representative from County Highways had not been able to attend the site visit to hear the concerns of Members with regard to road safety and pedestrian safety.

A further concern was raised that there was a history of flooding in the immediate locality which had caused serious disruption to the flow of traffic on this part of the A29 on a number of occasions.

The Chairman proposed that an independent safety audit be undertaken with regard to the access to the site but this was withdrawn due to the concerns about cost. It was instead suggested that the application be deferred to invite County Highways to meet Members on site to discuss the issues raised.

The Committee therefore

RESOLVED

That the application be deferred until such time as County Highways are able to meet Members on site to explain their position.

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

BE/102/17/OUT – Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2 No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (Class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan, Salt Box Field, Land off Rowan Way, Bersted The Committee received a report on the matter and considered the officer's written report update detailing that the Local Highway Authority had provided triggers for the developer contributions in the draft Section 106 Agreement which were the "first occupation of any unit or use proposed" and an additional representation from a local resident.

The Principal Planning Officer presented the detail of the proposal and highlighted that the Environment Agency, Southern Water and the Council's Engineers had raised no objection.

Members welcomed the application and the boost to employment that would result in the area. However, support was tempered with concerns relating to the increased traffic that would be generated and the impact that would have on the already very busy Bognor Regis Relief Road and Rowan Way and it was hoped that the Highway Authority would deal with future provision to mitigate problem in the future.

The Committee

RESOLVED

That the application be approved as detailed in the report.

A/168/17/PL – Change of use from agricultural land to recreational & activity school uses, enclosed with a timber & green chain link fence, Land North of William Older Playgroup Building, Arundel Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, the Chairman read out a statement from Councillor Mrs Brown, as Ward Member, as she was unable to attend the meeting.)

AW/155/17/PL – Erection of 1 No. detached dwelling. This application affects the character and appearance of Craigweil House Aldwick Conservation Area, Land to the side of Brus Lodge, 28 Kingsway, Aldwick Having received a report on the matter, the Committee participated in some discussion which highlighted a divergence of opinion. However, Members

RESOLVED

That the application be approved as detailed in the report.

AL/58/17/PL – Demolition of existing buildings, construction of 5 No. live/work units & creation of new pastureland. This application is a departure from the Development Plan, Sack lane Dairy, Sack lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

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344. PLANNING APPEALS

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

(The meeting concluded at 5.00 p.m.)