

DEVELOPMENT CONTROL COMMITTEE

14 February 2018 at 2.30 p.m.

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

417. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Haymes.

418. DECLARATIONS OF INTEREST

There were no declarations of interest made.

419. MINUTES

The Minutes of the meeting held on 17 January 2018 were approved by the Committee and signed by the Chairman as a correct record.

420. PLANNING APPLICATION BE/114/17/PL, VARIATION TO CONDITIONS, OLDLANDS FARM, BERSTED

With the agreement of the Chairman, this matter was presented as an urgent item due to the length of time it had been in the system and an agreed extension of time allowing determination by 16 February 2018. An appraisal of the submitted sequential assessment and retail impact assessment had not been completed by the Local Planning Authority's consultants until 7 February 2018 and so had not met the agenda deadline.

The report setting out the detail of the application had been circulated to Members prior to the meeting. In addition, the officer's written report update was circulated at the meeting which detailed a response from County Highways that the variation of condition would not give rise to any increase in vehicular movement or give rise to any additional harm to highway safety.

This application was requesting variation to conditions 4 - Quantum of floorspace; 43 - Number of non-food bulky goods units; and 47 - Sale of goods imposed under BE/61/13 (Outline).

The Principal Planning Officer presented the report and advised the Committee that the variation being requested would not result in any additional

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retail floor space but would vary the existing non-food bulky goods retail permitted by BE/61/13/ to allow for the sale of discount convenience goods at the site. The Council had appointed an independent retail expert to assess the submitted retail impact assessment. This independent assessment confirmed that the proposed variation of condition would not result in a significant retail impact upon Bognor Regis town centre and would not give rise to any detrimental impact upon existing, committed or planned public and private investment in centres located within the catchment area of the proposal.

Following a concern raised that the highways infrastructure was not adequate to take the resultant constant flow of traffic from the increased retail offer of the proposal, the Committee

RESOLVED

That the application be approved as detailed the report.

421. PLANNING APPLICATIONS

Y/49/17/OUT – Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings [30% affordable (up to 14)] & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building, Land at Street Buildings, North End Road, Yapton
Having received a report on the matter, the Committee was also circulated with the officer's written report update which detailed the following:-

- A further letter of representation received from a resident objecting to the proposal on traffic grounds, which had already been addressed in the report.
- Amendments to the report and conditions following receipt of an executed Section 106 Unilateral Undertaking from the applicant.
- An updated Head of Terms document.

The Committee received a comprehensive presentation from the Principal Planning Officer on the detail of the proposal.

In discussing the matter, concerns were raised with regard to the fact that Southern Water had raised no objection subject to the imposition of conditions; that appeared to be contradictory in light of the objection that had been raised by Southern Water at a nearby site at a previous meeting when they had stated there was insufficient capacity in the area. It was therefore felt that clarification should be sought. Further comment was made with regard to transport and highway issues.

However, the Principal Planning Officer reiterated that the statutory consultees had raised no objection to the proposal.

The Committee

RESOLVED

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

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, together with officer advice that this was a Council application, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/272/17/OUT – Outline application with some matters reserved for the erection of up to 9 No. dwellings, Inglecroft, Barn Close, Littlehampton Having received a report on the matter, together with the officer's written report update detailing :-

- Additional representations received regarding the access off Toddington Lane towards the application site being dangerous. County Highways had provided additional comments to clarify that its original objection had been withdrawn as, in light of the accident history, it was not considered that there would be an increase in the potential for accidents and therefore the proposal would not have a severe impact, as per the NPPF.
- A change to the recommendation to approve subject to conditions and not subject to a S106 Agreement as the Council's Landscapes Team did not require a contribution towards offsite play facilities.

Following a brief discussion, the Committee

RESOLVED

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

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FP/161/17/PL – Variation of condition 15 imposed under FP/133/08 relating to hours of servicing/deliveries, Tesco Express, 126 Felpham Way, Felpham
Having received a report on the matter, The Committee also considered the officer's written report update detailing comments submitted by the applicant in respect of the proposal.

Following a presentation from the Planning Team Leader, Members participated in some discussion on the matter and expressed their concerns that the variation could result in deliveries taking place during peak travel times and so cause major disruption to the local road network. Views were expressed that delivery vehicles should have a specified parking space round the side of the premises and that Tesco should manage its parking and deliveries more efficiently as there were serious problems already due to the proximity of the mini roundabout to the site. It was felt that the internal parking layout was contributing to the problem but officer advice was given that the layout had been agreed in 2008 and the problem was one of how deliveries were managed rather than the layout that was already there.

A suggestion was made and agreed that a time limited approval would be the best way forward to monitor Tesco's Delivery Management Plan and the Committee therefore

RESOLVED

That the application be approved for one year as detailed in the report.

AL/122/17/PL – 2 No. dwellings (resubmission following AL/72/17/PL). This application is a Departure from the Development Plan, Land West of Fontwell Avenue, Eastergate
Having received a report on the matter, the Committee expressed reservations with regard to access from the site onto Fontwell Avenue during the construction phase. It was felt imperative that a service road must be in place to enable construction vehicles to access and egress the site safely and it was therefore agreed that Condition 6 be amended to read :-

“No part of the development shall be first occupied **commenced** until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing Ref SP01 Rev A, The access shall be permanently retained thereafter as per the approved details.”

The Committee then

RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 6 to read:-

Subject to approval at the next Committee meeting

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“No part of the development shall be first commenced until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing Ref SP01 Rev A, The access shall be permanently retained thereafter as per the approved details.”

422. PLANNING APPEALS

The Committee noted the planning appeal that had been received.

(The meeting concluded at 4.35 p.m.)