

DEVELOPMENT CONTROL COMMITTEE

14 March 2018 at 2.30 p.m.

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

502. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bence and Miss Rhodes.

503. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

Planning Application Y/44/17/OUT – Councillor Brooks declared a personal interest as his business partner lived near to the site.

504. MINUTES

The Minutes of the meeting held on 14 March 2018 were approved by the Committee and signed by the Chairman as a correct record.

505. PLANNING APPLICATIONS AL/123/17/PL AND Y/44/17/OUT

With the agreement of the Chairman, these applications had been circulated prior to the meeting for consideration as urgent items due to the length of time they had been in the planning system. However, Planning Application Y/44/17/OUT had since been deferred and would not be considered at this meeting. Planning Application AL/123/17/PL would be considered under Agenda Item 7, in alphabetical order.

506. PLANNING APPLICATIONS

AL/123/17/PL – Demolition of existing dwelling and erection of 1 No. dwelling (resubmission following AL/83/17/PL at Mildmay, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing comments from County Highways and Aldingbourne Parish Council and resultant additional conditions and informative, the Committee participated in some discussion on the matter.

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In considering this proposal, a query was raised as to why the views of the previous case officer differed from those detailed in the report insofar as he had stated that it would be better located in a rural setting surrounded by trees. Advice was given that a different view had now been arrived at as it was felt that the locality had a mixed character with various designs and forms of dwelling and that the application would not cause such harm as to support a reason for refusal.

Following input from Members, it was formally proposed and seconded that a site inspection should take place to ascertain that the design would fit in with the street scene and the Committee therefore

RESOLVED

That the application be deferred to enable the Post site Inspection Panel to visit the site.

AL/83/16/OUT – Outline application with all matters reserved for residential development of up to 8 No. dwellings & associated works including access, landscaping & open space. This application is a Departure from the Development Plan. Resubmission of AL/8/16/OUT, Land south & west of Barnside & east of pond, Hook Lane, Aldingbourne Having received a report on the matter, the Committee was also circulated with the officer's written report update which detailed additional comments from Aldingbourne Parish Council and the officer response.

The Director of Place stated that, whilst understanding the public views with regard to the Aldingbourne Neighbourhood Plan and the weight that should be attached to it, he had to point out that the Council had to work within the context of Government guidance and that provision had to be made to meet the future housing requirements. He referred to a recent decision by the Secretary of State regarding approximately 50 dwellings at New Barn Lane, Bersted, whereby it was stated that Neighbourhood Plans could not be engaged and given additional weight unless the Council could demonstrate at least a 3 year housing supply, which it could not. The recommendation on the table therefore remained as one of approval.

Following brief comment with regard to the agricultural use of the land, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/130/17/PL – Removal of condition following a grant of planning permission AL/92/08 relating to Condition 10 – use of individual holiday lets for up to and no more than 28 consecutive nights. This application may affect the character & appearance of the Norton Lane Conservation Area and is a Departure from the Development Plan, Easter Cottage, Old Dairy Lane, Norton, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/328/17/OUT – Outline application with some matters reserved for the conversion of existing dwelling into 5 self contained flats with front, rear, side & dormer extensions (resubmission following AW/71/17/OUT), 14 Princess Avenue, Aldwick Having received a report on the matter, Members expressed reservations about the proposal and it was formally proposed and seconded that a site inspection be undertaken to ascertain whether this could be considered to be overdevelopment of the site and out of character with the locality. The Committee

RESOLVED

That the application be deferred to enable the Post Site Inspection Panel to visit the site.

FG/115/17/PL – 4 No. bungalows, 44 Ferringham Lane, Ferring Having received a report on the matter, together with the officer's written report update advising on the following:-

- Revised drawings would be submitted showing the correct elevations
- Representations received from the Ward Member and others
- Comment from County Highways
- Amended condition relating to parking
- Amended condition relating to plans to include the latest amended layout and cross section plans submitted
- Additional condition relating to fencing and materials

A verbal update was also provided that Conditions 10 and 11 detailed on the officer report update should be deleted as amended plans had now been received to move two of the units forward, which would have the effect of removing any harm by way of intrusion.

The Planning Team Leader reminded Members that a previous application on this site had been approved by way of appeal and that, as this was a full application, all matters must be given due consideration, such as siting of the dwellings; design; impact; visual amenity in terms of parking, etc.

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Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, both verbal and written.

(Councillor Buckland spoke to the following item in his role as Ward member).

LU/280/17/PL – Conversion of existing building to form 5 No. dwellings with associated cycle & refuse stores, parking & landscaping with dormers to north & south elevations, General Henrys, 31 Horsham Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing substitute plans received and resultant amended conditions, the Committee

RESOLVED

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

(Councillor Buckland spoke to the following item in his role as Ward member, member of Littlehampton Town Council and County Council Member and he corrected the officer report update accordingly).

LU/320/17/PL – Alterations to golf practice ground & surrounding land, including tees (incorporating importation of material), Littlehampton Golf Club, Rope Walk, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a correction to the report in that representation had been received from a local and County Councillor rather than the Ward Member; further representation from that Member; and additional letters of support, the Committee participated in some discussion around highways issues and the number of HGV movements to and from the site.

Whilst serious concerns were raised with regard to traffic movements along Rope Walk and Ferry Road, it was also recognised that this improvement to the facilities of the Golf Club was required. It was suggested that a construction management plan to be put in place to mitigate any adverse impact of the proposal and, following advice from the Director of Place, it was agreed that an additional condition be attached to any approval requiring submission of details of materials to be used prior to commencement of work on the site.

The Committee then

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following condition :-

No importing of material shall take place until precise details of such materials have been submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the details so approved.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

(Councillor Buckland spoke to the following item in his role as Ward member).

LU/323/17/PL – Change of use of former United Services Club (Sui Generis) to 10 No. flats (C3 Dwelling House) with associated landscaping, parking, bins and recycling storage, United Services, Maltravers Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing deletion of pages 118 and 119 of the agenda; change to recommendation to read "Conditional approval with S106; and advice that the Unilateral Undertaking had now been completed, the Committee

RESOLVED

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

(Councillor Buckland spoke to the following item in his role as Ward member).

LU/367/17/PL – Change of use of first floor flat (C3 Dwelling House) to restaurant (A3 Food & Drink) & ground floor rear extension and alterations to front elevation, 51 Pier Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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507. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 5.30 p.m.)