

DEVELOPMENT CONTROL COMMITTEE

11 April 2018 at 2.30 p.m.

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

Councillor Ambler was also in attendance at the meeting.

534. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Dillon, Gammon and Miss Rhodes.

535. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

Planning Applications LU/278/17/RES and LU/284/17/DOC – Councillor Bower declared a personal interest as a member of the North Littlehampton Steering Group, where the matters had been discussed and he had reserved his position.

Planning Application Y/44/17/OUT – Councillor Haymes declared a personal interest as Chairman of Yapton Parish Council. He also stated that, since the matter had been deferred, a meeting had taken place between the relevant parties to address the issues, which he had attended.

Planning Application AL/123/17/PL – Councillor Brooks declared a personal interest as his business partner lived near to the site.

536. 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.

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537. PREVIOUSLY DEFERRED APPLICATIONS

(Prior to consideration of the following application, Councillor Brooks had declared a personal interest and remained in the meeting and took part in the debate and vote.)

AL/123/17/PL – Demolition of existing dwelling & erection of 1 No. dwelling (resubmission following AL/83/17/PL), Mildmay, Hook Lane, Aldingbourne

This application had been deferred from the meeting held on 14 March 2018 to enable the Post Site Inspection Panel to visit the site to ascertain how the design would fit in with the street scene.

In presenting the proposal, the Planning Team Leader directed Members to the written officer report update that had been circulated at the meeting which detailed a further representation from the Parish Council and 5 additional letters of objection, together with the officer's response to the points raised.

The Chairman of the Site Inspection Panel informed the Committee that, although some Members did not like the modern design, there were no planning reasons to warrant a refusal of the application, particularly in light of the fact that there was no regularity of design in the lane.

Following consideration, 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

This application had been deferred from the meeting held on 14 March 2018 to enable the Post Site Inspection Panel to visit the site to ascertain whether the proposal could be considered to be an overdevelopment and whether it was out of character with the locality.

The officer's written report update had been circulated at the meeting which detailed a representation from the applicant and the officer's response to the points raised. A verbal correction was also provided that the Aldwick Parish Council representative at the site visit was Mrs Lilian Richardson and not Richardson Warden.

The Chairman of the Site Inspection Panel informed the Committee that Members were of the unanimous view that the proposal would provide an overly dominant form of development and that the crenulations in particular would be out of keeping with the character of the area.

Having taken account of the views of the Site Inspection Panel, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

- (1) Flats 1, 3 and 5 are considered to be unsatisfactory in size and would give rise to an unsatisfactory living environment for future occupiers in conflict with the good design principles in the National Planning Policy Framework and with reference to Policy D DM2 of the emerging Local Plan and the Nationally Described Space Standard as set out in ID: ID: 56-018-20150327 of the Planning Practice Guidance.
- (2) The proposed extensions will result in an over dominant form of development which will be out of character with the surrounding area and will harm the amenities of the adjoining properties to the North East on Wessex Avenue in conflict with Policies DEV19 & GEN7 of the Arum District Local Plan 2003, Policies D DM1 & D DM4 of the emerging Local Plan and the good design principles in the National Planning Policy Framework.
- (3) The proposed introduction of a crenulated parapet wall on the front elevation is considered to be an alien feature in the street scene and will be harmful to the appearance of the road in conflict with Policies DEV19 & GEN7 of the Arum District Local Plan 2003, Policies D DM1 & D DM4 of the emerging Local Plan and the good design principles in the National Planning Policy Framework.

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

Y/44/17/OUT – Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from access (access to be achieved via permitted road (Reference Y/93/14/OUT). This application is a Departure from the Development Plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings, Land at Stakers Farm, North End Road, Payton

This application had been deferred from the meeting held on 17 January 2018 for further negotiation and clarification with (i) Southern Water; (ii) West Sussex County Council Education Department; and (iii) the applicant with reference to land issues for the potential expansion of the primary school.

A written officer report update was circulated at the meeting which detailed additional representations from West Sussex County Council and a letter of objection from a member of the Parish Council who was making representation as an individual, together with the officer's response.

The Principal Planning Officer advised the Committee of the additional information that had now been received to address the concerns of Members, as outlined in the agenda report. He confirmed that it was not felt that the objection of Southern Water to the proposal could be supported, as outlined in the report. In the event of Members approving the application, delegated authority was sought for the Director of Place, in consultation with the Chairman and Vice-Chairman, to take the decision in order for the S106 to be completed and signed.

In considering the revised proposal, Member comment was made that the additional land to be provided for the school, should it wish to expand in the future, was now considered to be satisfactory.

A concern was still raised with regard to the objection by Southern Water. The Group Head of Planning advised that the legislation had changed on 1 April 2018 in respect of a right to a connection to Southern Water's network. A standard charge per dwelling was now applicable and Southern Water was then obliged to provide adequate infrastructure to serve development.

The Committee

RESOLVED

That the application be approved as detailed in the report and that the decision be delegated to the Director of Place, in consultation with the Chairman and Vice-Chairman.

538. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.)

LU/278/17/RES – Approval of reserved matters following outline permission LU/47/11 for construction of the southern section of the Lyminster Bypass, including northern and southern roundabouts, surface water drainage and landscaping. Departure from the Development Plan & affects a Public Right of Way, North Littlehampton Strategic Development Site, Land West of Toddington Park, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing:-

(i) an additional paragraph to be added under Development Plan and/or Legislative Background to ensure the report made reference to environmental information provided; and

(ii) the recommendation be amended to seek delegated authority for the Group Head of Planning, in consultation with the Chairman and Vice-Chairman to approve the application following the grant of planning permission LU/181/15/PL.

The Principal Planning Officer presented this report which would be providing a new northern route into Littlehampton, with an anticipated completion date of 2020.

In discussing the matter, a reassurance was sought that any proposed artwork for the scheme should be presented and approved prior to installation. Advice was given that the North Littlehampton Steering Group, made up of the three tiers of local government, would be considering the matter in due course.

A further concern was raised with regard to the noise mitigation barriers being erected and officer advice was given that consultation had been undertaken with the relevant parties.

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The Committee then

RESOLVED

That the application be approved and the decision be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, following the grant of planning permission LU/181/15/PL.

(Prior to consideration of the following application, Councillor Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.)

LU/284/17/DOC – Application for approval of details reserved by conditions imposed under LU/47/11 relating to conditions: 1 – Reserved Matters Application to be submitted; 5 – Details of Materials & External Finishes; 7 – Appearance, Landscaping & Layout; 8 – Design Statement; 10 – Surface Water Drainage Strategy; 14 – Landscaping; 15 Trees; 19 & 20 – Ecology; 21 – Ecological Management; 26 – Highway Specification & Construction Details; 36 – Noise Assessment; & 37 – Noise Mitigation, North Littlehampton Strategic Site West of Toddington Park, Toddington Lane, Littlehampton Having received a report on the matter, the Committee was also circulated with the officer's written report update which added a paragraph under Development Plan Policies to ensure report made reference to environmental information provided in support of outline planning application LU/47/11 so it would be taken into consideration as part of this subsequent application.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/75/17/PL – 4 No. dwellings. This application affects the setting of a Listed Building and is a Departure from the Development Plan, Avenal's Farm, Water Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a correction to the agenda report relating to the Listed Building paragraph and a map showing the Right of Access to Weavers Hill, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/155/17/OUT – Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan, Avenal's Barn, Water Lane, Angmering
Having received a report on the matter, together with the officer's written report update detailing a correction to the agenda report relating to the Listed Building paragraph, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/368/17/HH – Alterations to create an elderly7 persons annexe, 44 Christchurch Crescent, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

539. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 3.40 p.m.)