

DEVELOPMENT CONTROL COMMITTEE

6 June 2018 at 2.30 p.m.

Present: Councillors Bower (Chairman), Mrs Bence (Vice-Chairman), Mrs Bower, Brooks, Cates, Dillon, Mrs Hall, Haymes, Northeast, Mrs Oakley, Oliver-Redgate, Mrs Pendleton, Miss Rhodes and Mrs Stainton.

Councillor Ambler was also in attendance at the meeting.

37. WELCOME

The Chairman welcomed back on the Committee Councillors Northeast, Oliver-Redgate and Mrs Pendleton and Councillor Mrs Bence as the recently appointed Vice-Chairman.

38. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Wells.

39. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

Planning Application EP/7/18/PL – Councillor Mrs Bower declared a personal interest as the applicant was the son of a friend.

40. MINUTES

The Minutes of the meeting held on 9 May 2018 were approved by the Committee and signed by the Chairman as a correct record, subject to correction under Minute 564 – Minutes - of the date to 11 April 2018.

41. START TIMES

The Committee

RESOLVED

That the start times of meetings for the remainder of 2018/19 be 2.30 p.m.

42. PLANNING APPLICATION AL/28/18/DOC

With the agreement of the Chairman, it was agreed that this application could be dealt with as a matter of urgency as it had been identified by Taylor Wimpey that failure to discharge these conditions in June would jeopardise the agreed affordable housing contracts for the delivery of the affordable extra care scheme and shared ownership homes.

AL/28/18/DOC – Approval of details reserved by condition imposed under AL/61/13 (APP/C3810/A/14/2217385) relating to condition 16: Details of external lighting, 19: Surface water drainage scheme, 20: Discharge of watercourses, 21: Maintenance Manual for SUDs, 22: Future access & maintenance of any watercourse or culvert crossing & 23: Foul drainage system

The Committee received a report from the Principal Planning Officer, which had been previously circulated after the agenda had been printed and which reminded Members that when the reserved matters application had been considered at the meeting on 17 January 2018, it had been requested that the subsequent discharge of conditions relating to foul and surface water drainage be brought back for determination. Therefore conditions 19, 20, 21, 22 and 23 were now being presented for discharge approval. As Condition 16 related to street lighting, that would be dealt with under delegated authority.

The Committee was advised that intensive negotiations had been undertaken with the Council's Drainage Engineers Team to reach a satisfactory solution and the Engineering Services Manager confirmed at the meeting that that was indeed the case.

The Committee

RESOLVED

That the discharge of conditions 19, 20, 21, 22 and 23 be approved as detailed in the report.

43. PREVIOUSLY DEFERRED APPLICATIONS

(Prior to consideration of the following application, Councillor Mrs Bower had declared a personal interest. She left the meeting and took no part in the debate and vote.)

EP/7/18/PL – Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats – amendments to EP/138/17/PL, Land rear of Beechlands Cottages, Beechlands Close, East Preston

This application had been deferred from the meeting held on 11 April 2018 to enable the Post Site Inspection Panel to visit the site to assess the relationship of the development to the surrounding area.

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:-

- Additional objections and comments received
- Substitute plans now submitted
- Additional comment and information from the application agent to clarify the land ownership situation
- Officer's response

A verbal update was also given that a representative from County Highways had visited the site and had confirmed there was no objection to the proposal as there was a sufficient level of parking to meet their requirements.

The Chairman of the Site Inspection Panel gave a brief summary of the visit to the site and stated that she could see no planning reason to refuse the proposal.

Following consideration, the Committee

RESOLVED

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

Development Control
Committee – 06.06.18.

44. PLANNING APPLICATION

WA/84/17/PL – Demolition of existing structure & paddock & erection of farm building for the secure storage of farm machinery, fertiliser, hay & straw (resubmission following WA/63/16/PL), Fairmeads Farm, Binsted Lane, Arundel
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/123/17/HH – Two storey extension to existing building. Resubmission of M/71/17/HH, Little Thatch, 93 Middleton Road, Middleton on Sea Having received a report on the matter, the Planning Team Leader advised that the proposal had been the subject of intensive negotiations with the applicant and was now considered to be acceptable.

In considering the matter, concerns were raised that the proposed development was too large and unneighbourly and that loss of the thatched roof would be detrimental to the locality. However, it was recognised that there were no sufficient planning grounds to refuse and the Committee

RESOLVED

That the application be approved as detailed in the report.

F/5/18/RES – Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45 No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES, Land South of Burndell Road, Yapton Having received a report on the matter, together with the officer's written report update detailing:-

- Additional conditions relating to height of walls adjacent to the 'Village Green' and specific parking spaces; submission of details for the locally equipped area for play (LEAP); and restriction for the creation of additional hard standings of the erection of fences, walls, gates and other means of enclosure.
- The condition proposed by Greenspace relating to management and maintenance of open space had not been included as that information had been secured as part of the S106 Agreement.
- The deed of variation submitted under reference F/2/18/PO had been recommended for approval and would be determined under delegated authority.

- Additional consultation response received from the Council's Drainage Engineers.
- Letter of support received from former objector.

The Principal Planning Officer gave a presentation on the detail of the application and highlighted that the tenure of the affordable housing provision on the site had been amended to 13 intermediate homes. The Council's Housing Strategy & Enabling Manager had also secured agreement with the provider that the sales and marketing of these homes would prioritise local persons who had a live/work connection to the Ford/Yapton area for a period of three months.

Following some discussion on the provision of affordable housing and advice from the Group Head of Planning, the Committee

RESOLVED

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

FG/5/18/PL – Hard standing to parking bay at front grass verge, 9 St Malo Court, St Helier Road, Ferring Having received a report on the matter and following consideration, the Committee agreed that Condition 3 be amended to:-

“Before the development hereby permitted is first commenced, accurate and detailed drawings and sections of the parking space to be provided, **including materials**, shall first be submitted to

The Committee then

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 3 to include materials.

A/8/18/PL – Variation of condition 2 imposed under A/173/16/PL to read ‘the development to be carried out in accordance with the following approved plans ADC 962/04 REVA, ADC962/13 & ADC962/14 relating to slight repositioning & change in size of building, revised position of rooflights on east, north & south elevations. This application affects the character & appearance of the Angmering Conservation Area, Land Rear of 1 to 6 The Cottrells, Angmering Having received a report on the matter, together with the officer's written report update detailing additional plans and comments and resultant amended condition, the Committee also received a verbal update that the decision be delegated to the Group Head of Planning in consultation with the Chairman and Vice-Chairman following the

expiration of the advertising period on 14 June 2018 and not 15 March 2018, as detailed in the report.

The Planning Team Leader advised the Committee that this was a retrospective application and members were being asked to consider the repositioning of the windows of a dwelling that already had planning permission.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and report update and that the decision be delegated to the Group Head of Planning in consultation with the Chairman and Vice-Chairman.

45. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

46. CONSTITUTIONAL AMENDMENTS TO PART 8, CODES & PROTOCOLS – SECTION 6 – PLANNING LOCAL CODE OF CONDUCT

The Group Head of Planning presented this report and advised that, as part of the comprehensive review of the Council's Constitution that was being undertaken, he was proposing that the Planning Local Code of Conduct be updated (as set out in full at Appendix A). The two significant changes were:-

- To remove the Royal Town Planning Institute (RTPI) Code of Conduct from the Council's Constitution. It was referenced but did not need to be repeated within it as it was adequate to cross refer. Further, it removed the need to update the Constitution every time the RTPI Code was amended.
- To remove sections 3, 4, 5, and 7 from the Code. These sections related to the administration of work within the department and the text, whilst useful, could be more appropriately included on the planning web pages for information rather than being included in the Constitution.

Following consideration, the Committee

RECOMMEND TO FULL COUNCIL

That the new Planning Local Code of Conduct be approved.

(The meeting concluded at 4.10 p.m.)