

DEVELOPMENT CONTROL COMMITTEE

11 July 2018 at 2.30 p.m.

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

Councillors Ambler and Buckland were also in attendance at the meeting.

73. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Northeast, Miss Rhodes and Wells.

74. DECLARATIONS OF INTEREST

Declarations of interest were made by:-

Planning Application CM/6/18/PL – Councillor Haymes declared a personal interest as he knew the applicant who had been a member of the same Parish Council as himself.

Planning Application CM/7/18/PL – Councillor Haymes declared a personal interest as he knew the applicant who was a member of the Parish Council he attended.

75. MINUTES

The Minutes of the meeting held on 6 June 2018 were approved by the Committee and signed by the Chairman as a correct record.

76. WITHDRAWN APPLICATION

The Chairman informed the meeting that Planning Application AL/115/17/OUT had been withdrawn from the agenda and would not be considered at this time.

The Planning Team Leader advised that since publication of the agenda, the Inspector's report into the Arun District Local Plan had been received which significantly changed the Council's position with regard to the Housing Land Supply

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(HSL) situation in the District. The application had therefore been withdrawn to enable the Local Planning Authority to reconsider its position with regard to this particular application.

77. PLANNING APPLICATION

AL/30/18/PL – Continuance of use without compliance with condition 24 imposed under AL/61/13 (APP/C3810/A/14/2217385) relating to proposed private treatment plant, land at Nyton Road and Northfields Lane, Westergate and Land off Fontwell Avenue Having received a report on the matter, together with the officer written report update detailing correction of the word “tinkering” to “tankering” on line 12 of the Conclusion section of the agenda report, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/115/17/OUT – Outline application with some matters reserved for the erection of 55 No. dwellings, sustainable drainage measures, public open space, children’s play area, landscaping & other associated works. This application is a Departure from the Development Plan, Wings Nursery, Lidsey Road, Aldingbourne Having received a report on the matter, the application had been withdrawn from the agenda and was not considered.

Prior to consideration of the following application, Councillor Hitchins addressed the Committee in his role as Ward Member.

AW/55/18/HH – Rear and side, single and two storey extension incorporating rear balcony. This application affects the character & appearance of the Aldwick Bay Conservation Area, 3 The Orchard, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/17/18/PL – Conversion of stables & barns to form 1 No. 3 bedroom dwelling with associated works, Outbuildings at Decoy Barn, Decoy Lane, Angmering Having received a report on the matter, together with the officer’s written report update detailing Policy HDM4 in the emerging Local Plan and that Highways England had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/40/18/PL – New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces, Land West of New Barn Lane, Bersted Having received a report on the matter, together with the officer's written report update detailing:-

- Wording of Condition 4 amended to include 'With the exception of enabling works.....'
- Consultation response received from the Council's Tree Officer and resultant additional three conditions

A verbal update was also provided which advised that the reason for Condition 8 had been amended to read:-

"Reason: To ensure the protection of retained trees and vegetation which is an important feature of the area in accordance with Policy GEN7 of the Arun District Local Plan".

Following consideration of the matter and questions put and answered by the Principal Planning Officer in relation to the parking spaces and future access between the two adjoining sites, the Committee

RESOLVED

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

BR/35/18/PL – 2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store, Car Parking Site Adjacent to 112 Gravits Lane, Bognor Regis Having received a report on the matter, the Committee also considered the officer report update detailing:-

- A contribution towards Pagham Harbour from the applicant
- Consultation response from County Highways
- Consultation response from the Tree Officer and resultant additional 4 conditions

The Planning Team Leader advised that this was a Council application and, following consideration, the Committee

RESOLVED

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

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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.)

CM/6/18/PL – Change of use to develop a concrete batching plant, with associated infrastructure , site offices & parking, Land at Northwood Farm, Yapton Road, Climping Having received a report on the matter, the Committee also considered the officer's written report update detailing:-

- Consultation responses relating to archaeology and a sound level assessment
- A revised plan to clearly annotate the aggregate/hopper storage units and resultant amended condition
- Additional landscaping condition to facilitate additional tree planting and to protect existing trees

The Group Head of Technical Services was in attendance at the meeting and addressed Members concerns with regard to dust and noise at the site.

The Committee then participated in detailed discussion on the merits of the proposal. Members expressed concern with regard to the fact that this was not a local firm and therefore the application was not compliant with the relevant Local Plan policy. However, the Director of Place advised that the current policy was out of date and that the new policy in the emerging Local Plan made no reference to this being a criteria for development and so should not be given weight. Further concerns were raised relating to vehicle movements and the inadequate local road infrastructure and Members were reminded that County Highways had raised no objection. Comment was also made that the need for a concrete batching plant would no longer be required once development in the District was completed and the area would then be left with an unsightly 'blot on the landscape'.

Whilst understanding the views of some Members, the Director of Place cautioned the Committee that he had heard no substantial reason for refusal.

On the matter being put to the vote, the Committee

RESOLVED

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

(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.)

CM/7/18/PL – Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building, Woodpecker Camping Field, Crookthorn Lane, Climping Having received a report on the matter, the Committee also considered the officer's written report update detailing:-

- Deletion of Conditions 8 and 10 as being unnecessary and unreasonable given that the proposal was for temporary camping with tents
- Additional information from the applicants relating to financial evidence, diversification, provision for dogs, on site parking, complaints and current site operation.

The Committee was supportive of this application, particularly in light of the recently agreed disposal of the Daisyfields Camp Site in Littlehampton. Some concerns were raised with regard to the facilities, access and noise and these were addressed at the meeting by the Planning Team Leader.

The Committee then

RESOLVED

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

CM/12/18/PL – The regularisation of operating hours to 24hrs a day commencing 6 am Monday to 6 pm Saturday with no Sunday operation at Units J1, J2 & Z; new extension covering the existing courtyard area & new acoustic metal cladding to southern façade of existing workshop at Unit J1 & J2; new demountable wall adjacent to existing fence surrounding the guillotine enclosure at Unit U1. This application also lies within the parish of Ford, Unit J1, J2, U1 & Z, Rudford Industrial Estate, Ford Road, Ford Having received a report on the matter, the Committee also considered the officer's written report update detailing:-

- Amended conditions following further consultation from the Group Head of Technical Services and representation from the applicant to be able to weld on a 24 hour basis Monday to Friday and to 6.00 p.m. on Saturday; use of the guillotine 8.00 a.m. to 6.00 p.m. Monday to Saturday; all other operations 8 a.m. to 9.00 p.m. Monday to Friday and 8.00 a.m. to 6.00 p.m. Saturday. No operating to take place on Sundays and Bank Holidays.

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- Additional representations from the Parish Council and local residents following re-advertisement

The Group Head of Technical Services confirmed that Environmental Health were satisfied that, following the noise report and the amended conditions, noise output would be mitigated. He was of the view that the raft of measures proposed in general and for the guillotine in particular, in tandem with the sound insulated building, would reduce noise at the site.

On being put to the vote, the operating hours at the site were agreed as set out in the officer report update.

Members welcomed this application to regularise the hours of operation at the site and to introduce measures to reduce the noise nuisance for local residents, although some concern was still expressed around the guillotine area and for the potential for noise breakout. However, legislation was in place that could be used if complaints were received in the future.

The Committee

RESOLVED

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

FG/66/18/PL – Part change of use for western half of building from Residential Care Home (C" Residential Institution) to residents living together as a single household (C3(b) Dwelling House), 78 Langbury Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing further comments from County Highways and confirmation of additional sites currently operated by the applicant, some concerns were raised and Members were reminded that they could only consider planning grounds for any refusal as other issues could be addressed through alternative legislation that was in place. The Committee

RESOLVED

That the application be approved as detailed in the report.

Prior to consideration of the following application, Councillor Buckland addressed the Committee in his role as Ward Member.

LU/67/18/PL – Change of use of part of public highway for external seating area at front comprising of 3 No. tables & 6 No. chairs. This application may affect the setting of a listed building, 14-18 Surrey Street, Littlehampton Having received a report on the matter, the Committee considered the officer's written report update detailing:-

- Correction in the report under Pedestrian Access of 2 tables to 3 tables.
- Consultation response from Environmental Health of an objection to the proposal
- Additional condition to tackle litter.

The Committee participated in a detailed debate on the matter and were reminded that the concerns that were being raised were not within the remit of planning but rather came under other agencies and other legislation.

Members commented that the reduction in the pavement width was unacceptable and officer advice was given that County Highways considered that the pavement width to be retained was acceptable at 2.2m to 2m. Concerns were raised that the proposal would encourage on street drinking and disorderly behaviour that would be difficult to control and for the Police to manage, particularly as there was already a serious problem in the town. The Director of Place advised that the Licensing Authority would deal with those issues raised.

However, on being put to the vote the Committee did not accept the officer recommendation to approve and on considering the matter further,

RESOLVED

That the application be refused for the following reason:-

The proposal, if permitted, would result in the introduction of an activity in a location which is physically unsuitable to accommodate that said activity by reason of width, gradient and the lack of space for users to congregate and thus likely to cause obstruction to the safe use of the pavement by all types of users in conflict with policies D DM1 and T SP1 of the Arun Local Plan 2011-2031.

78. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 5.40 p.m.)