



All Members of the Council
(and those on the circulation list)

2 May 2017

Please ask for:
Jane Fulton
Committee Manager

Dear Member

Full Council Meeting – 10 May 2017 – Bundle 2

Please find attached further papers to be considered at the Council Meeting on 10 May 2017:

Item 16 [Constitution Working Party – 10 April 2017]

Please find **attached** the Minutes from the meeting of the Constitution Working Party held on 10 April 2017. There is a recommendation at:

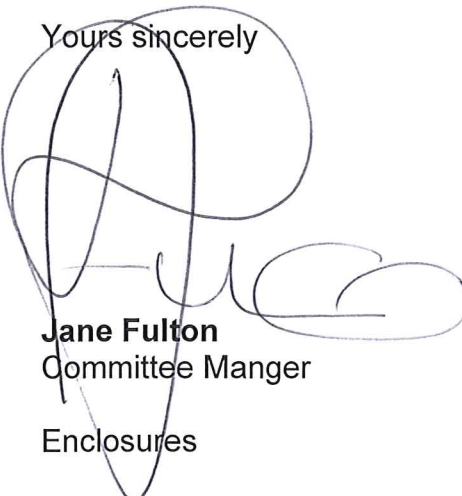
- Minute 49 [Proposed Constitutional Amendments – Joint Area Committees] – the Officer's report and associated Appendix are **attached**.

Item 18 [Development Control Committee – 26 April 2017]

Please find **attached** the Minutes from the meeting of the Development Control Committee held on 26 April 2017. There are no recommendations.

Please can you bring your copy of these papers along with you to the meeting.

Yours sincerely



Jane Fulton
Committee Manger

Enclosures

CONSTITUTION WORKING PARTY

10 April 2017 at 4.30 pm

Present:- Councillors Mrs Bower (Chairman), Wensley (Vice-Chairman), R Bower, Chapman, and Mrs Oakley.

Councillors Ambler and Dingemans were also present during the meeting.

46. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Maconachie and Purchase.

47. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the Government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions on the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a member declares a "Prejudicial Interest", this will, in the interests of clarity for the public, be recorded in the minutes as a Prejudicial and Pecuniary Interest.

There were no Declarations of Interest made.

48. MINUTES

The Minutes of the meeting of the Working Party held on 13 February 2017 were approved by the Working Party as a correct record and were signed by the Chairman.

49. PROPOSED CONSTITUTIONAL AMENDMENTS – JOINT AREA COMMITTEES

The Group Head of Council Advice and Monitoring Officer reminded Members that this report was being re-presented to the Working Party following debate at Full Council on 8 March 2017. The Working Party had considered the proposals relating to West Sussex County Council's (WSCC) change in remit of the Joint Arun Area Committees (JAACs) at its last meeting.

At Full Council, a debate had taken place reviewing the implications of the changed arrangements as the proposals aimed to reduce the number of Area Committees from 3 to 2 which affected this Council's membership numbers. For the Joint Eastern Arun Committee (JEAAC), the County Council had requested that Arun's representation reduce to 6 and for the Joint Western Committee (JWAAC) this would reduce to 7.

Consultations had taken place with the four Group Leaders, resulting in the Head of Democratic Services being asked to put to WSCC the option of minimising the reduction of the Council's representation on the Joint Western Committee from 7 to 8. WSCC had given its support to this option which would still allow all the remaining Wards to be represented on this Committee, apart from Arundel and Walberton, which would be represented on the new Joint Eastern Arun Committee.

The debate at Full Council resulted in an amendment being made on these proposals as it was felt that representation for JWAAC should be amended to include Arundel and Walberton to provide democratic balance for these Parishes. It had been agreed that this matter be referred back to this Working Party to review the membership changes proposed in the amendment put by Councillor Dingemans on 8 March 2017.

The Group Head of Council Advice and Monitoring Officer confirmed that since the Council Meeting on 8 March 2017, WSCC had been contacted to see if they would allow for Arundel and Walberton to be added to the membership of JWAAC and it had confirmed that they did not have a problem with this proposal. This meant that Arundel and Walberton would then have membership of both JWAAC and JEAAC, if agreed by the Working Party.

Following a very brief discussion, the Working Party agreed with the proposal to add Arundel and Walberton to the membership listing for JWAAC and so that it would be covered by both Area Committees.

The Group Head of Council Advice and Monitoring Officer outlined that she would amend Appendix 1 to this report to include Arundel and Walberton to the membership for JWAAC as this would go to Full Council on 10 May 2017 for decision.

The Working Party was also advised that any other required consequential changes to the Constitution would be made by The Group Head of Council Advice and Monitoring Officer. In terms of the continued negotiations with WSCC asking for reconsideration of this Council's membership position of JEAAC'S Highways and Transport Sub-Group, Members were advised that this was still being pursued with WSCC.

The Working Party

RECOMMEND TO FULL COUNCIL – That

- (1) The proposed changes to the Constitution at Part 2 (Articles) and Part 3 (Responsibility for Functions) as set out in Appendix 1, attached to these Minutes, as amended at the meeting be approved;
- (2) The Group Head of Council Advice and Monitoring Officer be authorised to make any further consequential changes to the Constitution.

(The meeting concluded at 16.10 pm)

AGENDA ITEM NO. 5

ARUN DISTRICT COUNCIL

**REPORT TO THE CONSTITUTION WORKING PARTY
ON 13 FEBRUARY 2017
[Re-Presented on 10 April 2017]**

SUBJECT:	Proposed Constitutional Amendments – Joint Area Committees
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REPORT AUTHOR:	Liz Fitcher – Head of Council Advice Group and Monitoring Officer
DATE:	January 2017
EXTN:	01903 737610

EXECUTIVE SUMMARY:
West Sussex County Council adopted new arrangements for the Joint Arun Area Committees at its meeting on 21 October 2016. This report reviews the implications of these arrangements on the Council’s Constitution and recommends a number of amendments for consideration.

RECOMMENDATIONS:

It is recommended that:

1. the proposed changes to the Constitution at Part 2 (Articles) and Part 3 (Responsibility for Functions), as set out in Appendix 1, to be attached to the minutes, be approved; and
2. the Head of Council Advice Group & Monitoring Officer be authorised to make any further consequential changes to the Constitution.

1.0 BACKGROUND

1.1 West Sussex County Council agreed new proposals for the Joint Arun Area Committees at its meeting on 21 October 2016. These proposals reduce the number of Area Committees from 3 to 2; the frequency of meetings from 4 to 3 per year; and also request a review of the number of District Council members. It is intended that the changes will be introduced in June 2017 after the County Council elections in May.

1.2 The table below confirms what has been agreed by the County Council for the make-up of the two new Committees:

Committee	Parishes	Member numbers
Joint Eastern Arun Area Committee	Existing: East Preston, Rustington, Angmering, Ferring, Littlehampton, Kingston. New: Findon, Clapham, Patching, Poling, Lyminster & Crossbush, Arundel, South	16 Town/Parishes 6 County 6 District (*proposed) Total = 28 <i>*Arun to review their Membership to</i>

	Stoke, Burpham, Warningcamp, Houghton.	<i>equal County numbers currently 10 members.</i>
Joint Western Arun Area Committee	Existing: Aldwick, Bersted, Bognor Regis, Felpham, Middleton, Pagham. New: Climping, Ford, Yapton, Barnham, Eastergate, Madehurst, Slindon, Aldingbourne, Walberton.	15 Town/Parishes 7 County 7 District (*proposed) Total = 29 <i>*Arun to review their Membership to equal County numbers currently 9 members.</i>

2.0 **PROPOSALS**

2.1 **Joint Eastern Arun Area Committee**

2.1.1 The proposal from the County Council is that the Joint Eastern Committee will have 6 District Council members to equal the 6 County members. The new parish membership is covered by 6 District Wards:

- Angmering & Findon
- Arundel & Walberton
- East Preston
- Ferringttenhampton
- Rustington

2.1.2 Whilst reducing the number of Arun Councillors does work within the requested maximum membership of 6, it will mean that 4 seats will be lost as follows:

- 2 x Angmering & Findon members (there were a 3 seats across the Joint Downland and Joint Eastern Area Committees)
- 1 x Arundel & Walberton member (there were 2 seats on the Joint Downland Area Committee)
- 1 x Littlehampton member (there were 2 seats on the Joint Eastern Area Committee)

2.2 **Joint Western Arun Area Committee**

2.2.1 The proposal for the Joint Western Committee is that this has 7 District Council members, again to equal the 7 County members. The new parish membership is covered by 9 District Wards:

- Aldwick
- Arundel & Walberton
- Barnham
- Bersted
- Bognor Regis
- Felpham
- Middleton
- Pagham
- Yapton

2.2.2 To meet the County's request, not all 9 District Wards would be represented. It would also see only 1 member covering the Bognor Regis wards.

2.2.3 The option of reducing the District Council’s representation to 8 has been raised with the County Council on the basis of not allocating a seat to the Arundel & Walberton Ward as this is already represented on the new Joint Eastern Committee. This option would still allow all the remaining Wards to be represented on this Committee. The County Council have given their support to this option.

2.3 Based on these proposals, amendments are required in the Council’s Constitution to:

- Part 2 – Articles
- Part 3 – Responsibility for Functions

2.4 The opportunity has also been taken to review the responsibilities of the Joint Arun Area Committees to reflect current practices. As the proposals for change are extensive, they have been set out for ease in Appendix 1 to the report.

3.0 OPTIONS:

1. To support the proposals for change.
2. To not support the proposals.
3. To propose alternative wording changes.

4.0 CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify) Group Leaders (a) support to the proposals, as presented, was received from the Leader of the Council (b) the Liberal Democrat Group are opposed to the changes. The Leader of the Opposition has commented that he believes the Committees now cover too large an area with very different needs. Of great concern to him is that these changes will mean in reality that all the district and county representatives will be from the majority party which affects the minority groups	✓	

5.0 ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail below)	YES	NO
Financial		✓
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability		✓
Asset Management/Property/Land		✓

Technology		✓
Other (please explain)		✓

6.0 IMPLICATIONS:

The changes to the current arrangements have already been approved by West Sussex County Council, following consultation with the existing Joint Arun Area Committees.

If the view of the Liberal Democrat Group is supported by the Working Party and the County's request for a reduction in the number of District Council members is not recommended for approval, then further negotiation will be needed on the District Council's future membership of the new Joint Area Committees.

7.0 REASON FOR THE DECISION:

To ensure the Constitution is amended to reflect the new arrangements for the Joint Arun Committees.

8.0 BACKGROUND PAPERS:

[Council's Constitution](#)

Part 2 – Articles – Paragraph 10.0:

10.0 ARTICLE 10 – JOINT AREA COMMITTEES

Joint Area Committees

- 10.1 The Council may appoint Joint Area Committees as it sees fit, if it is satisfied that to do so will ensure improved service delivery in the context of ~~Best Value~~ and more efficient, transparent and accountable decision-making.
- 10.2 The Council will consult with the County Council and relevant Parish and Town Councils and the Chairmen of relevant Parish Meetings when considering whether and how to establish Joint Area Committees.

Form, Composition and Terms of Reference

- 10.3 ~~The Council appoints the Joint Area Committees set out in the first column of the following table.~~
- 10.4 ~~The composition of the Joint Area Committees is set out in the second column of the table.~~
- 10.5 ~~The Terms of Reference of the Joint Area Committees are set out in the third column of the table~~

JOINT AREA COMMITTEES COMPOSITION TABLE

10.6

Name of Committee	Composition	Terms of Reference
Joint Downland Arun Area Committee (JDAAC)	Aldingbourne, Angmering, Arundel, Barnham, Burpham, Clapham, Clymping, Eastergate, Findon, Ford, Houghton, Lyminster & Crossbush, Madehurst, Patching, Poling, Slindon, South Stoke, Walberton, Warningcamp and Yapton Parish Councils. 6 Arun District Councillors – 1 Member from each of the wards of Angmering, Arundel, Barnham, Findon, Walberton and Yapton 6 West Sussex County Councillors. 1 member for each of the above Parishes.	For Terms of Reference, see Part 3 of this Constitution under Joint Area Committees
Joint Eastern Arun Area Committee (JEAAC)	1 member from each of the following Parish Councils/Parish Meetings: Angmering, Arundel, Burpham, Clapham, Patching , East Preston, Ferring, Findon, Houghton , Kingston, Littlehampton, Lyminster & Crossbush, Poling , and Rustington, South Stoke and Warningcamp Parish Council (one member from each). Littlehampton Town Council (one Member) 6 Arun District Councillors – 1 Member from each of the wards of Angmering, East Preston with Kingston, Ferring and Rustington and 2 Members selected from the 5 Littlehampton wards 1 member from each of the following District Wards: <ul style="list-style-type: none"> • Angmering & Findon • Arundel & Walberton • East Preston 	

	<ul style="list-style-type: none"> • Ferring • Littlehampton • Rustington <p>6 West Sussex County Councillors.</p> <p>1 member for each of the above Parishes and Town Council.</p>	
<p>Joint Western Arun Area Committee (JWAAC)</p>	<p>1 member from each of the following Parish Councils/Parish Meetings: Aldingbourne, Aldwick, Barnham, Bersted, Bognor Regis, Climping, Eastergate, Felpham, Ford, Madehurst, Middleton on Sea and Pagham, Slindon, Walberton and Yapton Parish Council (one Member from each).</p> <p>Bognor Regis Town Council (one Member) 7 Arun District Councillors – 1 Member from each of the wards of Aldwick, Bersted, Felpham, Middleton on Sea and Pagham, and 2 Members selected from the 4 Bognor Regis wards</p> <p>1 member from each of the following District Wards:</p> <ul style="list-style-type: none"> • Aldwick • Arundel & Walberton • Barnham • Bersted • Bognor Regis • Felpham • Middleton • Pagham • Yapton <p>6 7 West Sussex County Councillors.</p>	

Delegation and Voting Rights

~~10.7~~ The functions **and voting rights** delegated to the ~~Joint Downland Arun Area Committee, the Joint Eastern Arun Area Committee and the Joint Western Arun Area Committee~~ are set out in Part 3 of this Constitution. ~~and these include reference to:~~

- ~~▪ those functions which are the responsibility of the Cabinet and which are not;~~
- ~~▪ relevant budgets and~~
- ~~▪ limitations upon delegation.~~

Voting Rights

~~10.8~~ ~~Voting rights of members of the Joint Area Committees are described in Part 3 of this Constitution.~~

Conflicts of Interest – Membership of Joint Area Committees & Overview Select Committee

10.9 Conflict of Interest.

If the Overview Select Committee is scrutinising specific decisions or proposals in relation to the business of a Joint Area Committee of which a Councillor sitting on the Overview Select Committee is a Member, then the Councillor should declare the interest and not speak or vote on the matter unless a dispensation has been given by the Standards Committee. The Councillor may remain in the meeting.

10.10 General Policy Reviews.

Where the ~~Scrutiny~~ **Overview Select** Committee is reviewing Joint Area Committee policy generally, the Member must declare his/her interest before the relevant Agenda Item is reached. He/she may remain in the meeting and speak and vote on the matter.

10.11 Joint Area Committees - Access to Information

- Joint Area Committees will comply with the Access to Information Rules in Part 6 of this Constitution.
- ~~Agendas and Notices for Joint Area Committee meetings which deal with both functions of the Cabinet and functions which are not the responsibility of the Cabinet will state clearly which items are which.~~

10.12 Cabinet Members on Joint Area Committees

A Member of the Cabinet may serve on a Joint Area Committee if otherwise eligible to do so as a Councillor.

10.13 Reporting

The minutes from Joint Area Committees shall be reported to the Cabinet.

Part 3 – Responsibility For Functions - Paragraph 9:

9.0 JOINT AREA COMMITTEES

9.1 Joint Area Committees comprise:

- the ~~Joint Downland Arun Area Committee~~
- the Joint Eastern Arun Area Committee and
- the Joint Western Arun Area Committee

9.2 Delegation of functions to Joint Area Committees

The functions delegated to the ~~Joint Downland Arun Area Committee~~, the Joint Eastern Arun Area Committee and the Joint Western Arun Area Committee are set below and these include reference to those functions which are the responsibility of the Cabinet and which are not:

- relevant budgets and
- limitations upon delegation.

9.3 The County Council's **delegation to the Joint Arun Area Committees can be viewed from:**

<http://www2.westsussex.gov.uk/ds/constitution/part3.pdf>

~~has agreed to delegate the following functions to the Joint Area Committees:~~

- ~~The preparation of a plan identifying ways to manage, through sustainable means, travel in the Downland area.~~

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- ~~Advice on the application of the highways minor works programme for the area, including footway maintenance and street lighting.~~
 - ~~Advice on speed limits, Traffic Regulation Orders, parking schemes, pedestrian crossings, road safety and traffic calming measures.~~
 - ~~Advice on priorities on minor road schemes in the area, particularly accident improvement schemes.~~
 - ~~Advice to the Accessible Transport Forum's Grants Panel on community bus grant applications.~~
 - ~~Stopping up of the highway.~~
 - ~~The making of grants to Town and Parish Councils from the Corporate Initiatives Fund, and~~
 - ~~Advice on countryside policies and projects in the area including the Local Area Management Plan.~~
- 9.4 The District Council has agreed to delegate the following functions to the Joint Area Committees:
- 9.4.1 The promotion of the environmental, social & economic well-being of the rural area.
 - 9.4.2 ~~The overview of the Action Plan for the Downland, Eastern and Western part of the Community Strategy.~~
 - 9.4.3 ~~To develop and advise on the Council's policies on rural matters and to raise the prominence of the Council's activities in these three areas.~~
 - 9.4.4 ~~To be responsible for countryside and urban recreation matters.~~
 - 9.4.5 To advise on matters relating to farming and other rural activities, including the impact of Council services on such activities.
 - 9.4.6 ~~To advise on the delivery of Council services by electronic means in conjunction with Town and Parish Councils and Parish Meetings.~~
 - 9.4.7 To develop and maintain partnerships within the ~~three~~ **two** areas.
 - 9.4.8 The implementation and management of new facilities in the form of play areas, public seats, concessions, kick-about areas, car parks, toilets, bus shelters, litter and recycling facilities, street nameplates, drains and sewers.
 - 9.4.9 The disposal of facilities of the kind referred to in the Paragraph 9.4.8 in accordance with Council policies.
 - 9.4.10 ~~Recommend to the Council the granting of financial assistance (in accordance with Council policy) with regard to Village Enhancement Grants.~~
 - 9.4.14 ~~Recommend to the Cabinet/Council the provision of new facilities. in accordance with the Council's business system~~
 - 9.4.12 The granting of the temporary use of Council facilities.
- 9.5 Voting Rights of members of the Joint Area Committees
- 9.5.1 The District Council has agreed to extend indefinitely, or until the Council determines otherwise three tier voting on the Joint Western Arun Area Committee, ~~the Joint Downland Arun Area Committee~~ and the Joint Eastern Arun Area Committee, with respect to items relating to Arun District Council functions as listed in paragraph ~~9.4~~ **9.4** above.
 - 9.5.2 Voting rights on those matters are given to members of the District Council, County Council, and Parish and Town Councils appointed by their respective Councils onto the Committee.

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- 9.5.3 All Members may vote on items/matters where a recommendation is being made by the Area Committee to the District Council and on resolutions where:
- the item is for information purposes only;
 - the item relates to the election of key members of the Committee or confirmation of the Minutes of the Area Committee; or
 - when the Committee is acting in a purely advisory capacity. This applies to both Joint Area Committees.

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DEVELOPMENT CONTROL COMMITTEE

26 April 2017 at 2.30 p.m.

Present: Councillors Mrs Hall (Vice-Chairman, in the Chair), Bower, Brooks, Charles, Dillon, Gammon, Hitchins, Mrs Oakley, Oliver-Redgate, Miss Rhodes, Mrs Stainton and Wells.

550. APOLOGIES

Apologies for absence had been received from Councillors Mrs Maconachie, Maconachie and Mrs Pendleton.

551. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a "Prejudicial Interest" this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillor Wells declared a prejudicial interest in Agenda Item 7, Planning Application AW/24/17/PL, as his company had had dealings with the applicant and he stated that he would leave the meeting during its consideration.

552. MINUTES

The Minutes of the meeting held on 29 March 2017 were approved by the Committee and signed by the Chairman as a correct record.

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553. PLANNING APPLICATIONS

BE/18/17/PL – Variation of condition 3 for approved plans & 23 for vehicular access imposed under BE/142/15/OUT. This application is a Departure from the Development Plan, Land west of New Barn Lane, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/69/16/PL – 5 No. dwellings comprising 2 No. 4 bed houses, 2 No. 3 bed houses & 1 No. 3 bed bungalow, with access & ancillary works. This is a departure from the Development Plan & affects a Public Right of Way, Land East of Toll Cottage, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing corrections to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Wells had declared a prejudicial interest and left the meeting and did not take part in the debate or vote.)

AW/24/17/PL – Variation of condition 4 imposed under BR/846/71 to amend amount of children in attendance, Dizzy Duckling Pre-School, Behind St Richards Church, St Richards Way, Aldwick Having received a report on the matter, together with the officer's written report update detailing a correction to the report relating to mention of the Barnham & Eastergate Neighbourhood Plan, the Committee participated in a full discussion.

Members expressed serious reservations around the noise being created by the children playing in the outside area and the resultant disturbance to nearby residents. The Planning Team Leader advised that, at the moment, the current attendance of 30 children could all play outside at the same time. This application sought to increase attendance to 48 children (in line with a recommendation from Ofsted) but a condition would restrict the outside area being used for only 16 children at any one time.

However, views were expressed that steps needed to be taken to reduce noise levels and it was suggested that the application be deferred to enable further negotiation to take place between officers and the applicant to encourage the implementation of mitigation measures to reduce the problem of noise. It was further

queried as to how the number of children playing outside would be enforced and monitored, together the practicality and value of producing a travel plan.

Having been proposed and duly seconded, the Committee

RESOLVED

That the application be deferred to enable further negotiation between officers and the applicant to address the issue of noise.

AW/61/17/PL – New bungalow on land to the front, 26 Christchurch Crescent, Aldwick Having received a report on the matter, together with the officer's written report update advising that the Section 106 Legal Agreement had now been signed, resulting in the recommendation being changed to read "Approve Conditionally with a Section 106 Agreement", the Committee

RESOLVED

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

AL/107/16/RES – Application for Reserved Matters application following outline planning permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works, Land West of Westergate Street & East of Hook Lane, Westergate The Committee received a report on the matter, together with the officer's written report update detailing :-

- ADC Greenspace comments
- ADC drainage comments
- Comments on Surface Water Drainage, including two options considered to be acceptable to address concerns raised
- Amended recommendation to delegate authority to the Director of Place to determine the application subject to conditions and subject to any amendments following resolution of the surface water management scheme in accordance with either Option 1 or Option 2 as set out in the update report
- Amended Condition 1 to reflect revised plans

The Principal Planning Officer then gave a comprehensive presentation on the detail of the application and Members were reminded that this reserved matters application followed approval of outline planning permission AL/39/13 (which was granted at appeal) and which reserved all matters except for means of access into

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Development Control
Committee – 26.04.17.

the site. The remaining matters of layout, appearance and landscaping were therefore now before the Committee for consideration.

It was the view of officers that with regard to appearance, scale and layout; landscaping, trees and open space provision; and parking and highway safety, the proposed development was acceptable and did accord with policies contained in the adopted and emerging Development Plan.

As a result of the concerns raised by both the Council's Drainage Engineers and Aldingbourne Parish Council, a meeting had been held with the applicant to discuss options for the management of surface water at the site. Two options had been agreed (as detailed in the report update), with option1 being the preferred option but, in the event that no south eastern pipe was found or no evidence existed of a ditch, then option 2 would be applied. ADC Drainage Engineers had confirmed their satisfaction with that approach.

In discussing the matter, Members expressed concerns about a number of issues relating to school provision; lack of financial contributions to infrastructure; and density. However, the main concern related to drainage and views were expressed that the matter needed to be determined by Members rather than be delegated to the Director of Place. The Planning Team Leader advised that, should the matter be deferred and further representations be submitted as a result, then an amended report would need to be prepared to take account of and address any further points raised.

Having been proposed and duly seconded, the Committee

RESOLVED

That the application be deferred.

554. PLANNING APPEALS

The Committee received and noted the planning appeals that had been received.

(The meeting concluded at 4.25 p.m.)