

DEVELOPMENT CONTROL COMMITTEE

10 April 2019 at 2.30 pm

Present: Councillors Bower (Chairman), Mrs Bence (Vice-Chairman), Mrs Bower, Brooks, Cates, Dillon, Mrs Hall, Haymes, Mrs Oakley, Mrs Pendleton and Mrs Stainton

Councillors Ambler, Charles and Mrs Daniells were also in attendance for all or part of the meeting.

493. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Northeast.

494. DECLARATIONS OF INTEREST

Declarations of interest were made as follows:-

Planning Application LU/330/18/PL – Councillor Haymes declared a personal interest as he was the Cabinet Member for Technical Services and, as the site was Council owned land, that was within the remit of his portfolio.

Planning Application AL/107/18/PL – Councillor Mrs Stainton declared a personal interest as she knew the applicant but had not discussed the matter with him.

495. MINUTES

The Minutes of the meeting held on 6 March 2019 were approved by the Committee and signed by the Chairman as a correct record.

496. WA/1/19/PL LAND EAST OF FONTWELL AVENUE, FONTWELL

WA/1/19/PL – Variation of condition 24 following the grant of WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A – Proposed Roundabout Improvements', Land East of Fontwell Avenue, Fontwell This application also lies within the parish of Eastergate. Having received a report on the matter, together with a verbal update that three additional objections had been received and that they had not raised any further issues that had already been raised and addressed in the report, the Committee was advised by the Principal Planning Officer that it was not felt that the variation to the condition would result in a severe cumulative impact on the road network.

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Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

(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.

497. LU/330/18/PL LAND SOUTH OF CORNFIELD CLOSE, LITTLEHAMPTON

LU/330/18/PL – Demolition of existing buildings & erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure, Land South of Cornfield Close, Littlehampton
Having received a report on the matter, together with the officer's written report detailing 2 further objections received; the detail of the Heads of Terms contributions; a revised site plan; advice from County Highways that they did not consider that the proposal would have an impact on the scheduled A259 improvements; and amendment to conditions following discussion with the agent, the Committee

RESOLVED - That

(1) the application be approved as detailed in the report and the officer report update; and

(2) if, after four months of the date of the resolution, the s106 has not been completed and signed, authority be delegated to the Group Head of Planning to refuse the application for the following reason:-

“The proposed development makes no contribution towards local infrastructure and is thereby contrary to the Policy INF SP1 of the Arun Local Plan and the National Planning Policy Framework.”

(During the course of discussion on the following item, Councillor Haymes declared a personal interest as comment was made relating to licensing regulations, which came under his remit as Cabinet Member for Technical Services.)

498. FG/216/18/PL ASDA STORES LIMITED, LITTLEHAMPTON ROAD, FERRING

FG/216/18/PL – Application for variation of condition 11 following grant of planning permission FG/16/12 to allow for additional opening hours for the Christmas period to include 24 hour opening from 20 December to 24 December annually, Asda Stores Limited, Littlehampton Road, Ferring
Having received a report on the matter, together with the officer's written report update detailing the opening hours for Sainsburys, Rustington, as requested by Members, the Committee was advised by the Planning Team Leader that a temporary permission was being proposed to enable the

situation to be reviewed in the future due to concerns around the potential for noise and disturbance to nearby dwellings.

The Committee participated in some discussion on the matter, following which it was

RESOLVED

That the application be approved as detailed in the report.

499. FG/228/18/PL YEOMANS WORTHING PEUGEOT GARAGE PREMISES, LITTLEHAMPTON ROAD, FERRING

FG/228/18/PL – Additional office space & supporting facilities (amendment to FG/39/18/PL) This application is a Departure from the Development Plan, Yeomans Worthing Peugeot, Garage Premises, Littlehampton Road, Ferring Having received a report on the matter, the Committee was advised by the Planning Team Leader that, given the previous approvals on the site, what was being proposed represented a marginal increase and was therefore being recommended for approval by officers.

Following brief comment from Members both for and against the application, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Mrs Daniells spoke in her role as a member of Bognor Regis Town Council.)

500. BR/273/18/PL THE GABLES HOTEL, 28 CRESCENT ROAD, BOGNOR REGIS

BR/273/18/PL – Change of use from Hotel (C1 Hotels) to 4 No. flats (C3 Dwelling House) including enlarged dormer & additional door on SE elevation, The Gables Hotel, 28 Crescent Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to the need for a pre-commencement noise survey to be undertaken, Members acknowledged that it was disappointing to lose a small hotel in the centre of the town due to the unviability of the business. The Committee

RESOLVED

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

501. A/114/18/PL BROADLEES, DAPPERS LANE, ANGMERING

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A/114/18/PL – Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works, Broadlees, Dappers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a lower S106 contribution of £33,026 towards general health care in Angmering following a consultation response from the NHS; and amended refined wording relating to conditions 2, 3, 4, 6, 7, 8, 9, 11, 13, and 18 as a result of discussions with the agent, Members raised issues around extra care provision and car parking, which were addressed at the meeting by the Planning Team Leader.

The Committee then

RESOLVED - That

(1) the application be approved as detailed in the report and the officer report update; and

(2) if, after two months of the date of the decision, the S106 has not been completed and signed, authority be delegated to the Group Head of Planning to refuse the application for the following reason:-

“The proposed development makes no contribution towards local infrastructure and is thereby contrary to the Policy INF SP1 of the Arun Local Plan and the National Planning Policy Framework.”

502. AW/315/18/HH 14 CHURCHILL AVENUE, ALDWICK

AW/315/18/HH – Retention of fence on front, side and rear elevation, 14 Churchill Avenue, Aldwick Having received a report on the matter, together with the officer's written report update detailing withdrawal of the Parish Council's objection and online comment from the applicant relating to the position of the fence to the front of the dwelling, the Committee

RESOLVED

That the application be approved as detailed in the report.

503. AL/107/18/PL NYTON STABLES, NYTON ROAD, ALDINGBOURNE

AL/107/18/PL – Application for continued use for 3 No. approved permanent showpersons plots (temporary permission granted under AL/119/10 & permanent permission granted under AL/10/14/PL, planning permission for a further 8 No. plots consisting of 4 No. existing & 4 No. new plots (to a maximum of 11 plots) with associated hard & soft landscaping, boundary treatment, lighting & associated works, Nyton Stables, Nyton Road, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing a consultation response from Chichester District Council and comment from a nearby resident, the Committee participated in some discussion on the proposal.

A number of questions were asked relating to:

- Plot sizes
- Access
- Landscaping
- Enforcement of conditions
- Lighting
- Compliance with the Neighbourhood Plan

The Principal Planning Officer and the Group Head of Planning addressed the issues raised at the meeting and the Committee then

RESOLVED

That the application be approved as detailed in the report.

504. APPEALS RECEIVED AGAINST PLANNING DECISIONS AND ENFORCEMENTS

The Committee noted the planning appeals that had been received.

505. APPEALS PERFORMANCE AND COST 1 JANUARY 2018-31 DECEMBER 2018

The Committee received and noted this report which set out the detail of the Council's appeal performance and costs for the period 1 January 2018 to 31 December 2018 and participated in a brief discussion on its contents.

506. VOTE OF THANKS

As this was the last meeting of the Committee for this administration, the Chairman thanked Members and officers for their support and input to the working of the Committee during the year. He also wished those Members well who were standing down and good luck to those who would be contesting the local elections on 2 May 2019.

(The meeting concluded at 4.45 pm)