

DEVELOPMENT CONTROL COMMITTEE

8 January 2020 at 2.30 pm

Present: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Clayden (Substitute for Roberts), Coster, Edwards, Mrs Hamilton, Lury, Northeast, Mrs Pendleton, Mrs Yeates and Mrs Worne

352. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Roberts.

353. DECLARATIONS OF INTEREST

There were no declarations of interest made.

354. MINUTES

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

355. AW/237/19/PL THE FORMER SHIP INN, ALDWICK STREET, ALDWICK, PO21 3AP

AW/237/19/PL – Variation of conditions imposed on planning reference AW/211/14/PL relating to condition 8 – delivery times & Condition 10 – delivery of goods serving the store in accordance to the Delivery Management Schedule

In considering the application, Members raised a number of concerns in particular relating to its impact on the highway and the safety of road users. It was the view of a number of Members that the vehicles being used for deliveries to the premises would have a significant impact on the safety of the road. Based on the clarification given by the County's Highways Team representative it was not felt that the transport assessment had sufficiently addressed this impact.

Having sought clarification on the voting process as confirmed in the Planning Local Code of Conduct at Part 8, Section 6 of the Council's Constitution, the Chairman then put the officer recommendation for approval to the vote. This was not accepted by the Committee as this recommendation had been rejected by the Committee, the Chairman then sought an alternative proposal. Councillor Bower proposed that "the application be deferred to allow for a tracking survey to be completed along with an independent road safety audit" which was seconded by Councillor Charles. On putting this proposal to the vote, the Committee

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RESOLVED

That the application be deferred.

356. BR/306/19/HH 28 ARUN ROAD, BOGNOR REGIS, PO21 5PD

BR/306/19/HH – Two storey side and rear extension, single storey rear extension & replacement front porch.

Having considered the detail of the application and the report update, Members received clarification on questions raised with the officers, the Committee

RESOLVED

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

357. M/32/19/PL 46 SEA LANE, MIDDLETON ON SEA, PO22 7RX

M/32/19/PL – New dwelling & separate garage replacing the proposed new house in the previous planning permission ref: M/7/16/PL – Amendment to M/153/18/PL

Having considered the detail of the application and the report update, Members received clarification on questions raised with the officers, the Committee

RESOLVED

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

358. M/53/19/PL 7 ALLEYNE WAY, ELMER, MIDDLETON ON SEA, PO22 6JZ

M/53/19/PL – Demolition & erection of 1 No. dwelling

Having considered the detail of the application and a report update, Members received clarification on questions raised with the officers, the Committee

RESOLVED

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

359. WA/59/19/PL PIPPINS, YAPTON LANE, WALBERTON, BN18 0AS

WA/59/19/PL – Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan

Having considered the detail of the application and the report update, Members received clarification on questions raised with the officers, the Committee

RESOLVED

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

360. Y/83/19/OUT CLAYS FARM, NORTH END ROAD, YAPTON, BN18 0DT

Y/83/19/OUT – Outline application with some matters reserved for the erection of 22 No. dwellings, access roads, landscaping & associated works (resubmission following Y/62/18/OUT). This application is a Departure from the Development Plan.

In considering the application, Members sought clarification on a number of issues relating to the status of the agricultural land and why the application was being recommended for approval when it was a departure from the Development Plan and the Yapton Neighbourhood Plan. Concerns were also raised by some Members about the access to the site which were responded to by the County's Highways Team representative.

In debating the merits of the application, mixed views were expressed with some Members highlighting their concern about the loss of agricultural land and the impact of increased housing development on this site which was outside of the agreed Development Plan; whilst others believed the application would support the Council in meeting the under-delivery of housing targets in the Local Plan, as explained within the officer report. A question was asked about whether the officers had encouraged the developers to make this second application as the previous application had been refused and was now the subject of an Appeal. The Group Head of Planning confirmed that no such request had been made.

A request was received that the voting on this proposal be recorded.

On putting the officer recommendation to the vote, the Committee

RESOLVED

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

Those voting the application be approved were Councillors Bennett, Blanchard-Cooper, Bower, Charles, Clayden, Edwards, Northeast and Mrs Pendleton (8). Those voting against were Councillors Coster, Mrs Hamilton, Lury, Ms Thurston, Mrs Worne and Mrs Yeates (6).

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361. BR/120/19/PL & BR/121/19/L THE BANDSTAND THE PROMENADE BOGNOR REGIS

BR/120/19/PL & BR/121/19/L – Application under Regulation 3 of the Town & Country Planning (General Regulations) 1992 for the reinstatement of missing pieces of ornamental metalwork; redecoration of entire structure; removal of yellow brick plinth and step, and reinstatement with red brick; relocation of entrance gate from south elevation to west elevation; infilling of open east and west sides with new railing to match existing; removal of existing lighting and provision of new; fitting of horizontal ceiling; removal of concrete floor finish; laying of new non-slip tiles in geometric pattern; fitting of Perspex sheeting at high level to prevent rainwater penetration.

Having considered the detail of the application and received clarification on questions raised with the officers, the Committee

RESOLVED

That the application be approved as detailed in the report.

362. PLANNING APPEALS

The Committee noted the appeals that had been received.

(The meeting concluded at 5.40 pm)