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Subject to approval at the next Development Control Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

5 June 2019 at 2.30 pm

Present: Councillors Bennett (Chairman), Thurston (Vice-Chair), Baker, B Blanchard-Cooper, Bower, Charles, Coster, Hamilton, Lury, Oliver-Redgate, Mrs Pendleton, Roberts, Mrs Stainton and Yeates

Councillors Elkins and Oppler were also in attendance for all or part of the meeting.

Note: The following Councillors were absent from the meeting during consideration of the matters in the Minutes indicated: Councillor Mrs Pendleton, Minute 26 to 30 (part) and Minutes 41 to 42; Councillor Bower, Minute 37 (part) to 42; Councillors Roberts and Mrs Stainton, Minutes 33 to 42.

26. APOLOGIES

An apology for absence had been received from Councillor Northeast.

27. DECLARATIONS OF INTEREST

Declarations of interest were made as follows:-

Planning Application R/34/19/PL 4 Broadmark Parade, Broadmark Lane, Rustington – Councillor Bennett declared a personal interest as a member of Rustington Parish Council and he confirmed that he had not attended the Planning Committee that had considered this application.

Planning Application LU/78/19/PL 32 Griffin Crescent, Littlehampton – Councillor B Blanchard-Cooper declared a personal interest as a member of Littlehampton Town Council and in his capacity as Vice-Chairman of its Planning and Transportation Committee.

Planning Application BE/135/18/PL Salt Box Field, Land off Rowan Way, Bognor Regis – Councillor Mrs Yeates declared a personal and prejudicial interest as a having been involved in meetings regarding this application previously to becoming an Arun District Council Councillor. She confirmed that she would leave the meeting during consideration of this item.

28. START TIMES

The Committee

RESOLVED

That start times for meetings for the remainder of 2019/20 be 2:30 p.m.

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29. 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.

30. URGENT ITEM BE/135/18/PL SALT BOX FIELD, LAND OFF ROWAN WAY, BOGNOR REGIS PO22 9NW

(Prior to the consideration of this item, in line with her personal and prejudicial interests declared at the start of the meeting Councillor Mrs Yeates left the meeting for the duration of this item).

BE/135/18/PL- Hybrid application comprising of Outline application for the principle of employment uses B1 – B8. Full application for Class B8 warehouse with fuel-island and car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking and servicing (Units 6 & 7), Class A1 retail food store with car parking and servicing (Unit 8). 2 No. drive thru units with car parking and servicing (Units 4 & 5), car showroom, workshops (including MOT testing), vehicle storage, external display areas, service areas and parking (Unit 9) together with access roads, associated ground and engineering works, landscaping and ancillary works. This application affects the character and appearance of the Shripney Conservation Area and Public Right of Way.

With agreement from the Chairman, it was agreed that this application could be dealt with as a matter of urgency as it had been identified that if the application was not presented and determined at the meeting, the applicant would withdraw and the District would lose out on £33.7 million of capital investment, the delivery of approximately 30.520 sqm of new mixed use floor-space and between 500 and 1000 new private sector jobs.

The Principal Planning Officer presented the proposal and highlighted the officer's written report update which was circulated at the meeting in respect of:-

- requested amendments from the applicant with regard to Conditions 2, 4, 15 , 34 and 43 of the Full application and Condition 13 of the Outline application
- receipt of a late letter from a local resident raising concerns about traffic congestion and the impact of the proposed development on town centre shops
- a revised surface water drainage strategy submitted by the applicant
- the officer's response to the matters raised
- Amended recommendation to read "Authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman to
 - (a) authorise the execution and completion of the Section 106 Agreement;
 - (b) make amendments to the drainage conditions (Condition 12 of Full application and Condition 10 of Outline application) to reflect the drainage scheme when finalised, including subsequent amendments to plans listed in Condition 2 of the Full and Condition 4 of the Outline;
 - (c) approve planning permission subject to conditions and the S106 Agreement

The Group Head of Planning clarified that the details regarding the surface water drainage scheme had only been received this week and that was the reason agreement to the change to the recommendation was being sought to enable the application to be determined under delegated authority following consideration of those details.

Members participated in a full discussion on the matter and covered a number of issues which included:-

- Infrastructure and highway concerns due to increased traffic movements in the locality. Mr Gledhill from County Highways was in attendance and provided advice to Members.
- Drainage and surface water issues – the Council's Drainage Engineer was in attendance and provided advice to Members.

In the course of debate it was acknowledged that employment opportunities with the District must be encouraged but that the serious concerns being voiced also needed to be addressed.

On turning to the amended recommendation as set out above, the Committee

RESOLVED

That the officer recommendation to approve the application under delegated authority be rejected.

As a request had been made for a recorded vote to be taken, those voting FOR were Councillors Bennett, Bower, Charles, Roberts and Mrs Stainton (5). Those voting AGAINST were Councillors Mrs Baker, B. Blanchard-Cooper, Coster, Mrs Hamilton, Lury, Oliver-Redgate and Ms Thurston (7). Councillor Mrs Pendleton ABSTAINED.

It was then proposed and duly seconded that the application be deferred. Although serious reservations had been expressed with regard to highways matters, Members received advice from the Group Head of Planning that these were irrelevant to this application as they had already been addressed and approved in the previous application. It was therefore agreed that the reason for a deferral should relate to the fact that the detail of the Surface Water Drainage plans were outstanding and required further assessment.

The Committee then

RESOLVED

That the application be deferred to enable further assessment of the Surface Water Drainage plans

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31. BR/270/18/PL 18-20 LONDON ROAD, BOGNOR REGIS PO21 1PY

Councillor Oppler spoke to the following application in his role as Ward Councillor.

BR/270/18/PL – Part conversion & extension of existing building to provide 6 No. additional storeys over existing rooftop to provide up to 104 No. student residential units with access from Bedford Street, associated servicing & ancillary accommodation, entrance & new internal stairs to existing building to provide access from Bedford Street. This application may affect the setting of listed buildings & the character & appearance of nearby conservation areas Having received a report on the matter, the Committee considered the proposal and were advised that there had been no objections from statutory consultees or the Town Council and that only two letters of objections had been received.

In the course of discussing the proposal, a divergence of views were expressed in that some Members were of the view that it was an overdevelopment that would have an adverse impact on the Town Centre. Other Members expressed their support for an innovative scheme in a suitable location and that student accommodation was needed.

The Committee

RESOLVED

That the application be approved as detailed in the report.

As the vote was tied, the Chairman used his casting vote.

32. BR/311/18/PL LAND TO THE EAST OF UNIVERSITY OF CHICHESTER, UPPER BOGNOR ROAD, BOGNOR REGIS PO21 1HR

BR/311/18/PL – Erection of 176 bedroom student accommodation building with associated hard & soft landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Upper Bognor Road, Mead Lane Conservation Area & is a Departure from the Development Plan Having received the report on the matter, together with the officer's written report update detailing an amendment to the wording of condition 6 regarding occupation of the premises, the Committee received a detailed presentation from the Planning Team Leader and, following consideration,

RESOLVED

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

33. BR/329/18/PL 123 LONGFORD ROAD, BOGNOR REGIS PO21 1AE

BR/329/18/PL – Change of use of single dwelling house to 2 No. residential apartments Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

34. FP/249/18/PL 22 NORTH WAY, FELPHAM PO22 7BT

FP/249/18/PL – Replacement of existing bungalow with 1 No. chalet bungalow (to approved design FP/259/17/HH Having received a report on the matter, together with the officer's written report update detailing amended plans received requiring a 21 day notification to Felpham Parish Council and resultant amended recommendation to delegate authority to the Group Head of Planning to determine the application after that 21 day period, the Committee

RESOLVED

That authority be delegated to the Group Head of Planning to determine the application.

35. FG/29/19/PL SOUTH POINT, 1 BEEHIVE LANE, FERRING BN12 5NL

FG/29/19/PL – Erection of 1 No.2 bed dwelling Having received a report on the matter, together with the officer's written report update detailing no objection from the Landscape Officer, the Committee

RESOLVED

That the application be approved as detailed in the report.

36. FG/35/19/PL QUERCUS NURSERY, LITTLEHAMPTON ROAD, FERRING BN12 6PH

Councillor Elkins spoke to this application in his role as Ward Councillor.

FG/35/19/PL – Variation of condition 2 following a grant of planning permission FG/52/18/PL – permit deliveries to be made to the site by HGV's. No more than 5 times per week between the hours of 05:00 and 06:00 and in addition to deliveries made during the hours of 06:00 to 19:00 Having received a report on the matter, together with the officer's written report update detailing:-

- An additional informative relating to deliveries
- Research into operating restrictions on adjoining and nearby sites
- Additional representation received from local resident the Committee participated in some debate on the matter. Concerns were expressed with regard to the

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noise and disturbance caused to nearby residents and the negative impact this would have to allow deliveries from 5.00 a.m.

The Committee

RESOLVED

That the officer recommendation to approve be rejected.

The Group Head of Planning then gave advice on the options open Members and, following discussion, it was agreed that the variation should be refused on the basis that the proposal would generate unacceptable levels of activity and noise.

The Committee then

RESOLVED

That the application be refused for the following reason:-

“The proposal would generate unacceptable levels of activity and noise which would adversely affect the adjoining properties in conflict with Planning Policies DDM1, QEDM1 and QESP1 of the Arun Local Plan.

37. LU/78/19/PL 32 GRIFFIN CRESCENT, LITTLEHAMPTON BN17 7LJ

(Councillor B. Blanchard-Cooper had declared a personal interest in this application and remained in the meeting and took part in the debate and vote.)

LU/78/19/PL – Division of single dwelling into 2 No. dwellings & alterations to roof to form new rooms Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

38. M/24/19/PL 3 THE HARD, ELMER PO22 6JS

M/24/19/PL – Replacement residential dwelling. This application may affect a Public Right of Way Having received a report on the matter, together with the officer's written update report detailing additional conditions as requested by West Sussex County Council with regard to provision of cycle storage; the application of conditions in respect of side window elevations; and amendment to condition 2 to include revised and additional plans, some Members expressed concern that the proposal was out of keeping with the area. However, an opposite view was expressed that the area was diverse and that there were examples of different styles.

The Committee

RESOLVED

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

39. M/155/18/PL 5 CENTRAL DRIVE, MIDDLETON PO22 7TT

M/155/18/PL – Replacement dwelling (resubmission following M/114/18/PL)
Having received a report on the matter, together with the officer's written report update detailing amendment to condition 3; correction that the tree was a Monterey Cypress and that it was not covered by a Tree Preservation Order and had been felled by the next door neighbour; and amendment to Conditions 4 and 5 due to the felling of the tree, the Committee

RESOLVED

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

40. R/34/19/PL 4 BROADMARK PARADE, BROADMARK LANE, RUSTINGTON BN16 2NE

(Councillor Bennett had declared a personal interest on this application and remained in the meeting and took part in the debate and vote.)

R/34/19/PL – Change of use of currently vacant former A1 (Shops) ground floor premises to a mixed A3/A5 (Restaurants & Café & Hot Food Takeaway) use, incorporating the erection of a single storey rear extension, replacement shopfront & associated plant & extraction equipment Having received a report on the matter, together with the officer's written report update detailing an amendment to the condition relating to opening hours, the Committee considered the matter.

In the course of debate, it was proposed and agreed that the closing times be extended to 11.00 p.m. in line with the other business in the area. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to amendment of the closing times being extended to 11:00pm in line with the other business in the area.

41. WA/18/19/PL LAND ADJACENT 1 ORCHARD WAY, FONTWELL BN18 0SH

WA/18/19/PL – Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway (resubmission following WA/58/18PL). Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

42. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 6.30 pm)