

DEVELOPMENT CONTROL COMMITTEE

6 January 2021 at 1.00 pm

Present: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Kelly, Lury, Mrs Pendleton, Roberts, Tilbrook, Mrs Warr and Mrs Yeates

Councillors Clayden, Cooper, Bicknell and Mrs Worne were also in attendance as Ward Members for all or part of the meeting.

Apologies: None

384. DECLARATIONS OF INTEREST

Councillor Bennett declared a personal interest in application R/197/20/OUT as a member of Rustington Parish Council.

385. MINUTES

The Minutes of the meetings held on 25 November 2020 and 2 December 2020 were approved by the Committee.

386. A/109/20/RES LAND SOUTH OF WATER LANE, ANGMERING

6 Public Speakers

CLlr Nikki Hamilton-Street – Angmering Parish Council
Michael Coates - Objector
Mr Geoff Gibbs - Objector
Jessica Sparkes – Applicant
Paul Bicknell – Ward Councillor
Andy Cooper – Ward Councillor

Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

The Planning Officer presented his report including matters in the update report. This was followed by Public Speakers and a response was provided by the Planning Officer.

Members then took part in a full debate on the application where a number of concerns were raised including flooding, access concerns and that the Angmering

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Advisory Group briefing that was due to be held before Christmas 2020 had been cancelled and instead only a few Members had been in attendance at a separate briefing instead and that on this basis a deferral of the application was proposed and seconded.

The Planning Officer and Engineering Services Manager provided Members with answers to the issues raised regarding flooding and access. The Director of Place advised Members that they needed to provide specific reasoning and rationale in order to defer the application.

After further debate it was proposed that members defer the application so that there could be further consideration of the proposals by the Angmering Advisory Group. Committee members in their discussion made comments on drainage scheme, the construction management plan, density and the further consideration of views from the South Downs National Park.

Having been formally proposed and duly seconded, the Committee

RESOLVED

That the application be DEFERRED: -

- 1) to enable full consultation and a meeting with the advisory group to be held
- 2) to review the drainage concerns
- 3) to examine the landscaping and the south down national park review, and,
- 4) to examine the density and potential density decrease.

387. A/179/20/RES LAND SOUTH OF WATER LANE, ANGMERING

Approval of reserved matters (appearance, layout, scale and landscaping) following outline consent A/99/17/OUT, for a culverted embankment over the Black Ditch, providing a road crossing to the proposed residential development.

The Chairman raised a procedural matter which was responded to by the Director of Place and confirmed with the Council's Solicitor.

It was proposed and duly seconded that the application be deferred with public speaking to be had on its return to the Committee.

The Committee

RESOLVED

That the application be DEFFERED

388. AW/240/20/PL 17 NYEWOOD LANE, ALDWICK PO21 2QB

Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed House in Multiple Occupation (C4 Sui Generis). This site is in CIL Zone 4 (Zero Rated) as other development.

The Planning Officer presented his report advising members that the Officer recommendation was for approval on this application.

Members then took part in a full debate on the application where a number of concerns were raised including toilet provision, adequate areas of open space, the number of Houses of Multiple Occupation (HMO's) in the area and parking spaces.

The Planning Officer and the Director of Place both provided members with answers to the issues raised.

In further consideration of the matter, it was highlighted that people who would be referred to the use this dwelling would be for a very specific reason and not because it was a HMO.

The Committee

RESOLVED

That the application be APPROVED as detailed in the report and subject to the conditions outlined.

389. FG/127/20/PL ONSLOW CARAVAN PARK, ONSLOW DRIVE, FERRING BN12 5RX

2 PUBLIC SPEAKERS

Nadine Phibbs – Ferring Parish Council
Jeremy Farrelly – Agent

Onslow Caravan Park, Onslow Drive, Ferring. Retrospective application for the demolition of 3 No. existing buildings & erection of replacement workshop & machinery store building (amended design & siting to FG/37/17/PL). This site is in CIL Zone 5 (Zero Rated) as other development.

The Planning Officer presented his report including matters in the update report, this was then followed by Public Speakers.

Having considered the matter, the Committee

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RESOLVED

That the application be APPROVED subject to conditions as detailed in the report and the officer report update.

390. FP/181/20/PL BEACHCROFT HOTEL, CLYDE ROAD, FELPHAM PO22 7AH

2 storey rear bedroom extension. This site is in CIL Zone 4 (Zero Rated) as other development Beachcroft Hotel, Clyde Road

The Planning Officer presented his report advising members that the Officer recommendation was for approval on this application.

Members then took part in a debate on the application where a number of supportive comments were raised.

Having considered the matter, the Committee

RESOLVED

That the application be APPROVED as detailed in the report, subject to the conditions outlined.

391. LU/294/20/PL BROOKFIELD PARK AT HONEYSUCKLE CLOSE, LITTLEHAMPTON

Erection of 6m high flagpole. This site is in CIL Zone 5 (Zero Rated) as other development. Brookfield Park at Honeysuckle Close

The Planning Officer presented his report advising members that the Officer recommendation was for approval on this application.

Having considered the matter, the Committee

RESOLVED

That the application be APPROVED as detailed in the report, subject to conditions.

392. R/197/20/PL CROFT WORKS, 52 MILL LANE, RUSTINGTON BN16 3JN

[The Chairman redeclared his personal interest as a member of Rustington Parish Council.]

3 PUBLIC SPEAKERS

Peter Warren – Rustington Parish Council
Mrs Rousell - Objector
Adam King - Agent

Croft Works, 52 Mill Lane, Rustington Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT).

The Planning Officer then presented his report including matters in the update report. This was followed by the Public Speakers and a response was provided by the Planning Officer.

Members then took part in a full debate on the application, where a number of issues were raised including access concerns and pedestrian safety. Members were particularly concerned that West Sussex County Council (WSSCC) had only completed a desktop review of this application and that one member of the committee had completed his own site visit and could confirm that the measurements included in the report were inaccurate in his opinion. It was then proposed that a deferral of this application was needed so a site inspection could be completed to clarify the measurements of the access to the site.

The Director of Place provided members with advice on the logistics of a socially distanced site visit in order to comply with the current lockdown restrictions in place. He also confirmed that the applicant would have provided the measurements on their application and that the committee could defer on this basis to allow for the applicant to resolve the issues you have raised.

It was the proposed and duly seconded that, the Committee

RESOLVED

That the application be DEFERRED for clarification of site entrance measurements at the lane entrance

The Chairman then called an adjournment to the meeting from 16:05 – 16:15.

393. Y/99/20/PL BONHAMS FIELD, MAIN ROAD, YAPTON BN18 0DX

4 PUBLIC SPEAKERS

Angela Broughton - Objector
Sue Barnes - Objector
Ian Johnson – Agent
Amanda Worne – Ward Member

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Bonhams Field, Main Road, Yapton Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 & 16 as set out in the application covering letter in order to allow for the proposed access works to be implemented separately to the rest of the planning permission.

The Planning Officer then presented his report including matters in the update report. This was followed by the Public Speakers and a response was provided by the Planning Officer.

Members then took part in a full debate on the application where a number of issues were raised including drainage and flooding concerns, consultation with local residents and members felt uncomfortable and conflicted with being asked to make a decision on this application without the full picture being in front of them.

The Director of Place, Planning Officer and the Council's Solicitor all provided members with answers to the issues raised and gave advice on the importance of considering this application on its planning merits alone.

At the conclusion of the debate the Director of Place provided further advice on the prospect of not following the technical advice that had been presented to them within the report and report update and that should members refuse this application the Council would be awarded with additional costs on appeal.

Having considered the matter fully, the Committee

RESOLVED

That the application be APPROVED subject to conditions as detailed in the report and the officer report update.

394. APPEALS

The Committee received and noted the appeals that had been received and the Director of Place provided members with a verbal update on the following appeals;

- Inglenook application
- 77 Aldwick Road application
- The Bowerys application
- 11 West Dean Way application

He also confirmed that a review was underway to change the way the Council deals with appeals.

(The meeting concluded at 5.34 pm)

Subject to approval at the next Development Control Committee meeting

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