

DEVELOPMENT CONTROL COMMITTEE

16 January 2019 at 2.30 p.m.

Present: Councillors Bower (Chairman), Mrs Bence (Vice-Chairman), Ambler (substituting for Councillor Dillon), Mrs Bower, Brooks, Cates, Mrs Hall, Haymes, Mrs Oakley, Oliver-Redgate, Mrs Rapnik and Miss Rhodes.

Councillor Bence was in attendance at the meeting.

358. APOLOGIES FOR ABSENCE

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

359. DECLARATIONS OF INTEREST

Declarations of interest were made as follows:-

Planning Applications BR/142/18/OUT and BR/283/18/PL – Councillor Brooks declared a personal interest as a member of Bognor Regis Town Council.

Planning Application BR/283/18/PL – Councillor Haymes declared a personal interest as this was a Council application and he was the Cabinet Member for Technical Services, which covered Arun assets.

Planning Application BE/68/18/PL – Councillor Mrs Rapnik declared a personal interest as she had attended a meeting where the matter had been discussed but she had taken no part in the decision taken.

360. MINUTES

The Minutes of the meeting held on 12 December 2019 were approved by the Committee and signed by the Chairman as a correct record.

361. PLANNING APPLICATIONS

AW/288/18/HH – Single storey front extension, 8 Osborne Way, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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A/9/18/PL – Change of use of land to a Gypsy & Traveller Caravan Site consisting of 1 No. mobile home, 1 No. touring caravan, 1 No. amenity building & acoustic & close boarded fencing. This application is a Departure from the Development Plan Having received a report on the matter, together with the officer's written report update detailing a request from County Highways for a Stopping Up Order informative to be included in any approval, the Committee

RESOLVED

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

*(Prior to consideration of the following application, Councillor Mrs Rapnik had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

BE/68/18/PL – Change of use of conservatory to dog grooming business, 16 Elbridge Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Brooks had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

BR/142/18/OUT – Outline application with all matters reserved for the demolition & conversion of existing public house (with residential accommodation to 1st floor) to form up to 10 No. residential flats over a maximum of 3.5 storeys, Richmond Arms, 224 London Road, Bognor Regis Having received a report on the matter, the Committee was reminded by the Planning Team Leader that this application was outline only and that all other matters would be considered at the reserved matters stage.

In the course of discussion, a concern was expressed for the potential for the proposed building to be 3.5 storeys high, which would adversely impact on the character of the area and particularly affect the signal box opposite. It was suggested and agreed that when the reserved matters application was submitted, it should come back to Committee for consideration, irrespective of whether it met the criteria to be dealt with under the Scheme of Delegation.

The Committee

RESOLVED

That the application be approved as detailed in the report and that the reserved matters application be presented to Committee for determination.

*(Prior to consideration of the following application, Councillors Brooks and Haymes had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

BR/283/18/PL – Enlarge dormer to the bay roof on north elevation. Ground floor windows & doors & railings to west elevation. This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area, Central House, 18 Waterloo Square, Bognor Regis Having received a report on the matter and following a brief discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/201/18/PL – Continuation of use of property as a house in multi occupancy as 8 No. bed sits, 137 Bayford Road, Littlehampton Having received a report on the matter, a Member comment was made in respect of inadequate drainage and sewage facilities which was responded to by the Planning Team Leader and the Committee then

RESOLVED

That the application be approved as detailed in the report.

WA/58/18/PL – Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway, 1 Orchard Way, Fontwell The Chairman advised that this application had been withdrawn from the agenda and would not be considered at the meeting.

### 362. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

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363. DEVELOPMENT CONTROL COMMITTEE/GROUP HEAD OF PLANNING SCHEME OF DELEGATION

In the absence of the Group Head of Planning, the Director of Place presented this report which, he advised, sought approval to Recommend to Full Council a number of relatively minor changes to the Scheme of Delegation. The proposed amendments and clear reasons for the amendments were outlined in the report and reiterated by the Director of Place.

A number of points were raised by Members in the course of discussion and these were addressed by the Director of Place at the meeting.

The Committee

RECOMMEND TO FULL COUNCIL

That Part 4 of the Constitution be amended as follows:-

3.1.2 Where the following exceptions apply, the application or matter will be determined by the Development Control Committee:

- i. Any Major or Minor application for planning permission which prior to its determination is subject to a written representation from a the Parish Council, Town Council or formal Parish Meeting that the application site is within or one that immediately adjoins the application site, which has been received within the consultation period and which is in conflict with the recommendation of officers
- ii Any planning application for Full or Outline planning permission by or on behalf of the Council
- iii. Any Major or Minor application as defined by the Ministry of Housing, Communities & Local Government Department of Communities and Local Government which would be recommended for approval and create a new access or egress via the A27, A29, A284, A259 and A280
- iv. Any household application recommended for approval where the ward member has submitted a written request to the Chairman and/or Vice- Chairman of the Development Control Committee before the end of the statutory consultation period shall be referred to the Development Control Committee where it is on sound planning grounds.

(The meeting concluded at 3.50 p.m.)