

DEVELOPMENT CONTROL COMMITTEE

13 February 2019 at 2.30 p.m.

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

Councillors Ambler, Bence and Elkins were also in attendance at the meeting.

Note: Councillor Haymes was absent from the meeting during consideration of the matters referred to in Minute 395.

391. WITHDRAWN APPLICATION

Prior to commencement of proceedings, the Chairman advised the meeting that Planning Application Y/49/18/PL had been withdrawn from the agenda and would not be considered.

392. DECLARATIONS OF INTEREST

Declarations of interest were made as follows:-

Planning Applications BE/85/18/PL – Councillor Haymes declared a personal interest as he was the owner of a residential mobile home caravan park and he stated that he would leave the meeting during its consideration.

Planning Application BR/222/18/PLI – Councillor Dillon declared a personal interest as he was a trustee of the Bognor Regis Community Centre in Westloats Lane.

393. MINUTES

The Minutes of the meeting held on 16 January 2019 and the Special meeting held on 23 January 2019 were approved by the Committee and signed by the Chairman as a correct record.

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394. PLANNING APPLICATIONS

Y/49/18/PL – Development of 10 No. residential properties & associated infrastructure. This application is a Departure from the Development Plan, Land East of North End Road, Yapton Having received a report on the matter, the meeting had been advised that it had been withdrawn from the agenda.

Prior to consideration of the following item, Councillor Elkins spoke as the Ward Member.

FG/159/18/PL/ - Two storey extension to the existing Café in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage, The Bluebird Café, South Drive, Ferring Having received a report on the matter, together with the officer's written report update detailing that the reasons for refusal had been amended to delete reason no. 3 relating to sound insulation and odour control as that could be controlled by a suitably worded condition, the Committee duly considered the proposal.

In presenting the detail of the application, the Planning Team Leader advised that, although County Highways had raised no objection, an independent view had been sought by the Local Planning Authority which concluded that insufficient information had been provided by the applicant to provide any surety that there would be no detrimental impact on the locality. In addition, it was the view of officers that the extent of what was being proposed would cover the majority of the site which would not be in sympathy with the open seaside location and would form an intrusive development.

To assist Members with their deliberations, the Group Head of Planning advised that this was not a straight forward case. The principle of the proposal was supported in terms of the socio-economic benefits relating to employment and tourism, however, the scale of the development was considered to be excessive and compliance with some of the relevant policies could not be met. The officer recommendation was therefore to refuse the application.

In discussing the matter, Members expressed concerns relating to the access to the site and the potential for a significant increase in traffic movements and, whilst acknowledging that this was a successful business that needed to expand, it was felt that the proposal constituted overdevelopment and therefore could not be supported.

The Committee

RESOLVED

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

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

BR/222/18/PL – Erection of 4 No. 2 bedroom dwellings with associated parking & landscape, Land adjacent to Community Centre, Westloats Lane, Bognor Regis Having received a report on the matter and verbal advice that this was a Council application, 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 left the meeting during its consideration.)

BE/85/18/PL – Variation of conditions granted under BE/46/10 relating to Condition 2 – use of caravan site between certain dates, Orchard Caravan Park, Chichester Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

395. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 3.35 p.m.)