

MIDDLETON-ON-SEA PARISH COUNCIL
Minutes of the Development Control Committee
Held remotely using Zoom on
Wednesday 16th December 2020

PRESENT – Councillors Mrs Johnson (Chairman), Davies, Harris, Jones, Knight, Newton and the Clerk

1. **APOLOGIES (Noted)** - None
2. **MINUTES** – The Minutes of the Development Control Committee held on the 2nd December 2020 having been circulated were approved, the minutes will be signed once meetings using Zoom are not required.
3. **DECLARATIONS OF INTEREST** – Mr Newton declared a non-pecuniary interest in respect of planning applications on Elmer Sands Estate being a Director of Elmer Sands Limited.
4. **PUBLIC DISCUSSION PERIOD** – Two members of the public attended.
Mr Kerss gave a statement of his personal views in respect of the conduct of the Arun District Council Development Control Committee meeting held on the 2nd December 2020 at which planning approval was given for the Care Home in Middleton-on-Sea. In his opinion the conduct of the meeting was a disgrace, an insult to the residents of Middleton-on-Sea and a travesty for our supposedly democratic society. Certain Arun District Council officers went well beyond their terms of reference in the way their arguments were used to sway opinion in favour of the plan. Mr Kerss then gave four areas that needed to be addressed,
 - 1) The approved application should have been treated as an entirely new one in its own right. Arun DC officers went out of their way to attach it to the previous application and therefore material evidence was quashed and discarded. The argument put by these officers were that the only factors to consider were the two reasons on the previous application when the application was refused. The Arun DC Development Control Committee at the meeting of the first application that was refused permission were told that they only needed to find two reasons for refusal when in reality there were many more.
 - 2) The Chairman of the Arun DC Development Control Committee told Councillors that only “material” factors could be considered. Arun DC officers raised the issue of potential costs of an appeal and made this point throughout the meeting.
 - 3) Parish Councillor Christine Johnson, Chairman of the Parish Development Control Committee in her speech to Arun DC DCC listed a catalogue of issues in respect of the Arun DC Local Plan that this application did not meet. Not one single aspect of these issues were considered so what is the point of having a plan at all
 - 4) No notice was taken of any of the public’s objections or the quantity. They were not mentioned during the discussion. In his opinion Arun DC planning department and senior management should hang their heads in shame in the way that this planning application was dealt with.

County, District and Parish Councillor Mrs Pendleton stated that Mr Kerss gave a powerful speech at the Arun DC DCC meeting and that she voted against the application and in her opinion the planning application should have been dealt with as a stand-alone application and unfortunately only two points of objection could be discussed and Arun DC DCC voted on that basis. Mr Newton stated that the Parish Council supported the residents and objected to this planning application.

5. FORWARD PLAN – The Clerk having previously circulated a report was noted by members.

6. MATTERS ARISING

a) Planning Applications submitted

M/82/20 – 18 Manor Way, Middleton-on-Sea – single storey front extension, side extension and rear extension and first floor side extension, addition of a carport and changes to rendering and cladding

Members agreed to support the application subject to certain conditions that have been raised on an objection from 16 Manor Way. There is also a planning application M/89/20 for 16 Manor Way.

- Both M/82/20 and M/89/20 planning applications need to be considered at the same time so that the objections raised can be resolved.
- It is suggested that the drawings for planning application M/82/20 are inaccurate on a number of issues and therefore needs investigation.
- Roof design needs to be agreed
- Privacy screen on balcony required.

M/86/20 – 8 Manor Way, Middleton-on-Sea – demolition of existing two storey dwelling and construction of new two storey four bedroom dwelling with habitable loft and associated works. This site is in CIL Zone 4 and is CIL Liable as a new dwelling.

No Objection.

M/87/20 – 25 West Close, Middleton-on-sea – part two storey single storey rear extension.

No Objection.

M/89/20 – 16 Manor Way, Middleton-on-Sea – construction of two storey side extension, replacement windows and doors, internal re-ordering, external cladding and associated works.

No Objection.

M/85/20 – 76-78 Elmer Road – replace existing cladding with grey/black, replace windows on first floor front elevation, replace existing door, reduce retail area and increase residential area. This site is in Zone 4 (Zero Rated) as other development and may affect the setting of a listed building.

No Objection

M/91/20 – 166 Elmer Road – single storey rear extension with terrace above including demolition of existing conservatory and enlargement of window to west elevation and replacement cladding to facade

No Objection

- b) **Planning Applications from surrounding parishes to discuss**
BN/142/20 – Land south of Barnham Station Barnham – outline planning application for up to 200 dwellings.
Members agreed to object to this planning application on the grounds of increased traffic on the A259 at Comet Corner and Oyster Catcher junctions
- c) **Parish objections to planning applications to be determined by Arun DC**
M/80/19 – Poultry Farm, Yapton Road – Appeal Hearing Application No1 for Care Home.
The Clerk informed members that the Inspector has not yet decided on this appeal.

7. DEVELOPMENT CONTROL CORRESPONDENCE

a) Update on actions previous meeting.

The Clerk stated that the email sent to Arun DC Planning in respect of 76-78 Elmer Road planning application has not been responded to.

b) Tree Preservation Order – 177 Middleton Road

The Clerk stated that Arun DC Planning have received our request that the Tree Preservation Order is not removed when the decision on whether to confirm the order is made.

8. ANY OTHER BUSINESS

Mrs Johnson raised the consultation process in respect of the planning application for the Ford Airfield and the implications in respect of the A259. It was agreed to defer discussion on this matter until the next meeting.

There being no further business the meeting closed at 18.55p.m. The next meeting will be **6th January 2021** at 6.30 p.m. and will be held remotely using Zoom.