

MIDDLETON-ON-SEA PARISH COUNCIL
Minutes of the Development Control Committee
Wednesday 18th August 2021

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

- 1. APOLOGIES (Noted)** – None
- 2. MINUTES** – The Minutes of the Development Control Committee held on the 4th August 2021 having been circulated were approved and signed.
- 3. DECLARATIONS OF INTEREST** – Mr Jones declared a non-pecuniary interest in respect of planning application M/109/21 being a nearby resident. Mr Newton also declared a non-pecuniary interest in respect of planning application M/109/21 being a Director of Elmer Sands Limited.
- 4. PUBLIC DISCUSSION PERIOD** – 1 member of the public attended.
A representative from Crimshaw Farm CIC attended the meeting in respect of planning application M/99/21 Guernsey Farm. They have been in discussions with Strutt & Parker the land agents for WSCC for two years in an effort to rent the site. They requested the Parish Council object to the planning application.
- 5. FORWARD PLAN** – No report for this meeting.

6. MATTERS ARISING

a) Planning Applications submitted

M/99/21 – Guernsey Farm Yapton Road – Change of use of existing farm shop and agricultural buildings to light industrial (Class E (g) and storage and distribution use (Class B8). This site is in CIL Zone 5 (Zero Rated) as other development.

Members agreed to object to this planning application. The reasons for the objection can be found on the Arun DC Planning portal.

M/86/21 – 153 Elmer Road – Rear single storey extension, garage conversion and new vehicle highway access and crossover.

No Objection

M/105/21 – 3 Silver Birch Drive – Removal of existing conservatory and erection of single storey front and rear extensions

No Objection

M/109/21 – 188 Elmer Road – Erection of replacement dwelling. This site is in CIL Zone 4 and is CIL liable as new dwelling.

The committee agreed to defer a final decision on this planning application until the next meeting.

M/97/21 – 76-78 Flat above Elmer Road – Creation of 2 x bedrooms within proposed new roof space resubmission of M/7/21

Members agreed to object to this planning application on the following issues,

- Out of character with the street scene
- Overall mass, height and scale is out of keeping with surrounding properties
- Proposed development will impinge on the privacy of adjoining premises
- The application should be declined to protect the amenities of adjoining properties
- The proposed development is overbearing
- The proposed development is unneighbourly
- Approval of this application will set an undesirable precedent of future planning applications.
- The adjoining building is a block of 4 houses which are still under construction and therefore when these houses are sold/occupied the owners are unable to consider this application.
- To make this a three storey property will make the building higher than the adjoining building of the four houses and the existing building is already touching the roof of this site.

b) Planning Applications from surrounding parishes to discuss

WSCC/011/21 – Ford Circular Technology Park, Ford Road, Ford – Demolition of existing buildings and structures and construction of an energy recovery facility

Members noted the additional information that has been received and agreed that no further action was necessary

c) Parish objections to planning applications to be determined by Arun DC

There were none.

7. DEVELOPMENT CONTROL CORRESPONDENCE

a) Update on actions previous meeting – Members agreed the draft objection letter in respect of planning application M/99/21

b) Driftwood Manor Way – Mr Jones stated that a possible change of use needs to be considered. Members agreed to wait until the expected retrospective planning application is received before making any comments

8. ANY OTHER BUSINESS

Mr Knight raised the possibility of bravery awards following the fire at the house in Sea Lane and the response made by certain individuals. The Clerk agreed to speak with Peters Newsagents to see if an article in Middleton News was possible.

Mrs Johnson stated that the Yapton Crematorium will be delayed due to an archaeological survey being required.

There being no further business the meeting closed at 19.19pm. The next meeting will be on the **1st September 2021** at 6.30pm and will be held in the rear hall of the Jubilee Hall, Middleton-on-Sea.,