

MIDDLETON-ON-SEA PARISH COUNCIL
Minutes of the Development Control Committee
Wednesday 4th August 2021

PRESENT – Councillors Mr Jones (In the Chair), Mrs Haywood, Harris, Knight, Newton and the Clerk

- 1. APOLOGIES (Noted)** – Mrs Johnson
- 2. MINUTES** – The Minutes of the Development Control Committee held on the 21st July 2021 having been circulated were approved and signed.
- 3. DECLARATIONS OF INTEREST** – Mrs Haywood declared a personal interest in respect of planning application M/88/21 being a nearby resident. Mr Newton declared a non-pecuniary interest in respect of planning application M/96/21 being a Director of Elmer Sands Limited. Mr Knight declared a non-pecuniary interest in respect of planning application M/88/21 being a customer of the Café on Bankside.
- 4. PUBLIC DISCUSSION PERIOD** – 3 members of the public attended.
Mr Mansfield raised two issues – Coffee Trailer planning application – the village design document shows a picture of the Old Post Office on which the coffee trailer will be sited and coming from Sea Lane it detracts the architecture of the area. There are also concerns with litter and parking. The second issue relates to planning application M/99/21 Guernsey Farm Yapton Road – serious reservations about change of use to light industrial and what businesses may be located on the site if approved especially heavy good vehicles and needs to be limits imposed on hours worked, noise and light pollution. These points were echoed by the occupier of a property close to the site and raised environmental concerns. Mrs Pendleton raised concerns with regard to the highway.
- 5. FORWARD PLAN** – No report for this meeting.

6. MATTERS ARISING

a) Planning Applications submitted

M/88/21 – 155 Middleton Road – Coffee trailer business to be located on the shingle area adjacent to the paved forecourt. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development

Members agreed to object to this planning application with 4 votes in favour and 1 abstention on the following issues,

- Out of character with the streetscene
- Proposed application will impinge on the privacy of adjoining properties

- The proposed application is unneighbourly
- Will be detrimental to the living conditions, amenities and privacy of nearby residents
- Will set an undesirable precedent

Concerns were also raised in respect of parking, traffic and safety with regard to the WSCC Highways report which was made without a site visit which should have been requested in light of the location of the coffee trailer and the traffic calming measures in place close to this area.

M/90/21 – 27 Sea Way – Two storey front extension, detached garage and roof modifications over existing balcony to rear

No Objection

M/96/21 – 20 Elm Drive – Single storey front extension

No Objection

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.

Mrs Haywood raised a number of points with regard to objecting to this planning application, other members of the committee were also in agreement that an objection should be made. Mrs Haywood will in her position as District Councillor raise her objections directly with Arun DC. The Clerk was requested to draft a letter of objection and circulate to committee members for approval. The committee agreed to defer a final decision on this planning application until the next meeting

- b) **Planning Applications from surrounding parishes to discuss** – There were none.
- 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** – There were none.

8. ANY OTHER BUSINESS

Mrs Haywood requested the Clerk to respond to Siobhan Jasper email with regard to the Farm Shop on Guernsey Farm and the Parish Council efforts to get it registered as an Asset of Community Value.

There being no further business the meeting closed at 19.05pm. The next meeting will be on the **18th August 2021** at 6.30pm and will be held in the rear hall of the Jubilee Hall, Middleton-on-Sea.,