

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

1<sup>st</sup> February 2012 at 2.30 pm

Present : Councillors Mrs Hall (Chairman), Mrs Goad (Vice-Chairman), Mrs Bower, Bower, Mrs Bowyer, Charles, Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, McDougall, Northeast and Steward.

Councillors Gammon (part) and Maconachie were also present during the meeting.

607. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Stainton.

608. DECLARATIONS OF INTEREST

Councillors Church, Mrs Goad and Haymes declared a personal interest in Agenda Item 8, Planning Application EG/52/11, as emergency District Council Members on Eastergate Parish Council. They were present when the application was discussed at the Parish Council meeting but took no part in the decision making process.

609. MINUTES

The Minutes of the two meetings held on 4<sup>th</sup> January 2012 were approved as a correct record and signed by the Chairman.

610. PREVIOUSLY DEFERRED APPLICATIONS

A/146/11 – Single storey rear extension, some demolition, internal and external alterations, proposed thatched gazebo and greenhouse, The Dower House, West Drive, Angmering

Having received a report from the meeting of the Post Site Inspection Panel, Members were in agreement with the Panel's view and

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RESOLVED

That the application be approved as detailed in the appendix to the report.

A/147/11/L – Application for Listed Building Consent for a single storey rear extension, some demolition, internal and external alterations, proposed thatched gazebo and greenhouse, The Dower House, West Drive, Angmering

Having received a report from the meeting of the Post Site Inspection Panel, Members were in agreement with the Panel's view and

RESOLVED

That the application be approved as detailed in the appendix to the report.

M/84/11 – Side extension to form garage and garden room and rear extension to form enlarged kitchen/family room, Everdon, Ancton Lane, Bognor Regis

Having received a report from the meeting of the Post Site Inspection Panel (and noting that Councillor Bower had tendered his apologies), Members were in agreement with the Panel's view and

RESOLVED

That the application be approved as detailed in the appendix to the report.

P/87/11 – Single storey extensions to residential property – resubmission following planning application P/47/11, 52 East Front Road, Pagham

Having received a report from the meeting of the Post Site Inspection Panel (and noting that Councillor Bower had tendered his apologies), Members were in agreement with the Panel's view and

RESOLVED

That the application be approved as detailed in the appendix to the report.

611. PLANNING APPLICATIONS

AW/262/11 – New driveway, hardstanding and landscaping, 9 Kingsway, Bognor Regis Having received a report on the matter, together with the officer's verbal update summarising a further representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/80/11 – Proposed garage with store over, Priory Manor, Priory Road, Tortington, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/239/11 – Conversion of existing nightclub premises into two town houses and eight apartment flats, The Beach, The Esplanade, Bognor Regis Having received a report on the matter, together with verbal advice that this was a Council owned building, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/240/11 – Conversion of 108 London Road and extend to provide 4 maisonettes and 3 one bed apartments. Extend 110 London Road to provide 1 one bed apartment and 10 vehicle spaces. Change of use B1 and offices to residential – Resubmission of BR/176/11, 108-110 London Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/279/11 – Change of use from public house (A4) to student accommodation (sui generis) incorporating a single storey rear extension, additional windows/doors at ground floor level and cycle and bin store facilities, The White Horse Public House, 39 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways and additional conditions, the Committee

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RESOLVED

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

CM/18/11 – Renewal of unimplemented planning permission CM/10/08 – Erection of 1 No. 4 bed dwelling, Land at entrance of Waterford Gardens, Horsemere Green Lane, Climping Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2, 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, Councillors Charles, Mrs Goad and Haymes had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

EG/52/11 – Erection of 4 No. dwellings comprising 3 No. four bed dwellings and 1 No. five bed dwelling, each with integral or detached double garage, relocation of exiting garage serving The Old Rectory, and provision of new access drive and resiting of plot 4, The Old Rectory, Old Rectory Drive, Eastergate Having received a report on the matter, together with the officer's written report update detailing additional consultation responses and representation received, Members were of the view that a site inspection should be undertaken to assess the impact of the access road on the neighbouring property. The Committee therefore

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

FP/199/11 – Erection of a single storey double garage and new front boundary wall/fence and gates, 18a The Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/108/11 – Outline application for up to 40 dwellings (30% affordable – up to 12 dwellings) 2304sqm of open space, incidental landscaping and vehicular access onto the A259. This application is a Departure from the Development Plan. Main A259 Road, Ferring Having received a report on the matter, together with the officer's written report update detailing additional responses from the County Archaeologist and County Highways and further advice regarding the Section 106 Agreement, the Committee was also advised by the Senior Planner on the reasoning behind the officer recommendation to approve.

In participating in a full debate, Members raised a number of concerns, particularly relating to:-

- the access and egress of the site from the A259;
- the potential loss of the strategic gap;
- the uncertainty around the 5 year housing land supply figures required and the view that this proposal was totally unnecessary to meet that requirement;
- the application was a departure from the Local Plan;
- the application was in conflict with Policies GEN2, GEN3 and AREA10 of the Arun District Local Plan.

The Committee did not accept the officer recommendation to approve and therefore

#### RESOLVED

That the application be refused for the following reasons:-

1. The application site is located outside the defined built up area within the Strategic Gap where the countryside is protected and new development is strictly controlled. The proposal represents a significant adverse impact on the semi rural character of the area. The proposal is contrary to Policies GEN2, GEN3, GEN7 and AREA10(ii) of the Arun District Local Plan and Policy CC6 of the South East Plan.

2. The applicant indicates that a number of the proposed dwellings would be affordable housing but no Section 106 undertaking has been completed to secure the provision of affordable housing for the long term, including socially rented housing. The proposed development therefore conflicts with Policy DEV17 of the Arun District Local Plan.

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3. The development proposed generates a need for public infrastructure in the form of financial contributions towards play facilities, education, libraries and fire service. No Section 106 undertaking has been completed in order to secure these requirements and the development therefore conflicts with Policy GEN8 of the Arun District Local Plan.

4. The application is not supported by sufficient information to allow an adequate assessment of the implications for highway safety of the proposed access on nearby existing and proposed access arrangements onto the A259. The proposal is therefore in conflict with Policy GEN7 of the Arun District Local Plan.

K/28/11 – Outline application with some matters reserved for demolition of existing detached dwelling and erection of 2 No. 5 bed dwellings, double garage and alterations to existing access, 69 Coastal Road, Kingston Having received a report on the matter, the Committee was of the view that a site inspection should be undertaken to assess the impact of the proposal on neighbouring properties and therefore

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

LU/271/11 – Erection of Class A1 (retail) foodstore with associated servicing, car and cycle parking off Hawthorn Road, hard and soft landscaping, petrol filling station with associated kiosk and external works to existing office building to create an Enterprise Hub with new point of access off Courtwick Lane and associated landscape works and cycle parking provision, The Wick Site (Former Body Shop HQ), Hawthorn Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received and conditions for approval, the Chairman called a short adjournment to the meeting to enable Members to read and digest the information circulated. The Planning Team Leader also provided a verbal update on a representation received from County Highways that they had no objection to the proposal; the Road Safety Order had been reviewed and the toucan crossing ratified; the proposed travel plan was satisfactory; and the pedestrian and cycle crossing would be improved, details to be agreed.

In discussing the matter, views were expressed that the proposal should be supported. It was acknowledged that the road network was not adequate and there would be problems in the short term but that everything must be done to secure the construction of the Lyminster By Pass. An opposing view was put forward that this application would exacerbate an already bad traffic situation, particularly in relation to the roundabout, and should therefore not be supported. However, following consideration, the Committee

RESOLVED

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

LU/330/11 – Change of use from A1 (shop) to A5 (fast food take away and noodle bar) with limited seating, 33 High Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/64/11 – Single storey rear extension to provide kitchen extension and family room to replace existing old conservatory. Resubmission of Y/32/11, East Pound Cottage, Church Road, Yapton Having received a report on the matter, a request was made that this application should be the subject of a site inspection to assess the impact of the proposal on the immediate neighbour and the Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site.

612. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 3 appeals that had been heard.

(The meeting concluded at 6.10 pm)