

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

4<sup>th</sup> January 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, Mrs Stainton and Steward.

Councillor Maconachie was also present during the meeting.

525. WITHDRAWN ITEMS

The Chairman advised the meeting that Planning Application WA/70/11 had been withdrawn from the agenda and that Agenda Item 10, Report on Deed of Variation to Modify the Provision of Affordable Housing on Application BR/124/08 – Outline for Residential Development at Bognor Regis Community College, would be considered at a future meeting.

526. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Northeast.

527. DECLARATIONS OF INTEREST

There were no declarations of interest made.

528. MINUTES

The Minutes of the two meetings held on 1<sup>st</sup> December 2011 were approved as a correct record and signed by the Chairman.

529. PREVIOUSLY DEFERRED APPLICATIONS

BR/192/11 – Demolition of a double garage and erection of 3 No. flats (amendments to planning approval BR/363/04), Land adjacent to 45 Glamis Street, Bognor Regis

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.

FP/161/11 – Garage and first floor bedroom extension, 3 Outerwyke Avenue, Felpham

Having received a report from the meeting of the Post Site Inspection Panel, Members were in agreement with the Panel's view that the proposal would be too close to the neighbouring property and that the two storey element was too large. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the reasons detailed in the Site Inspection Panel report.

BR/198/11 – Outline application with some matters reserved for demolition of derelict two-storey building and erection of three-storey block of eight one bedroom flats and six two bedroom flats with access from Durban Road. Resubmission following BR/341/10. This application also falls within the parish of Bersted. 18 Durban Road, Bognor Regis

This application had been deferred from the meeting on 1<sup>st</sup> December 2011 to enable the Cabinet Member for Economic and Cultural Development to comment on the proposal. Those comments had now been received, as detailed in the agenda, and, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

### 530. PLANNING APPLICATIONS

WA/66/11 – Proposed refurbishment works to Holly Tree pub, including the provision of 4 No. bed & breakfast rooms and an enabling development of 6 No. residential dwellings with associated car parking, access and landscaping. Resubmission of WA/3/11. (This application is a Departure from the Development Plan), The Holly Tree Public House, The Street, Walberton  
Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

WA/70/11 – Application for the removal of condition No. 1 imposed on planning permission WA/27/10 and creation of an improved new vehicular access (This is a Departure from the Development Plan), Dragonfly Paddock, Eastergate Lane, Walberton The meeting had been advised that this application had been withdrawn from the Agenda.

PA/19/11 – Temporary mobile home for groom. (This application lies within the South Downs National Park Authority. Departure from the Development Plan), Fox Livery Yard, Selden Lane, Patching Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee

RESOLVED

That the application be approved as detailed in 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 on the matter, a request was made for a site inspection to take place to enable Members to have a better understanding as to how the plans related to the height of the sea wall and how the proposal would impact on the neighbouring property. The Committee therefore

RESOLVED

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

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 on the matter, concerns were raised that the proposal might have a detrimental impact on the neighbouring property and the Committee therefore

RESOLVED

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

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LU/293/11 – Two storey side extension and boundary wall, 2 Armada Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/297/11 – Application for removal of condition 11 following the grant of planning permission LU/105/11 relating to use of study rooms, Charnocks Garage, Beaconsfield Road, Wick, Littlehampton Having received a report on the matter, together with the officer's verbal update that the Section 106 Agreement had been completed and that Environmental Health had stated that the use of the study as a second bedroom would not meet their size requirements, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/302/11 – Porch at front and conservatory at rear, 1 The Willows, Beaconsfield Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/316/11 – Retention of summerhouse raised top to boundary wall and fence to side garden, 1 Armada Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/332/11 – Proposed replacement windows and door, Flat 3 Wilbury House, 45 Beach Road, Littlehampton Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/25/11 – Single storey extension to provide garage and store, 29 Golden Avenue, East Preston Having received a report on the matter, views were expressed that this proposal would detrimentally impact on the open aspect and character of the area. The Committee did not support the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

“The proposed garage/store extension, by reason of its excessive forward projection, would result in an incongruous form of development detrimental to the street scene and character of the area, contrary to Policies GEN7 and DEV19 of the Arun District Local Plan.

If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with Policies GEN7 and DEV19 of the Arun District Local Plan.

FP/195/11 – Demolition of existing substandard rear two storey extension and construction of new single and two storey extension to provide ancillary accommodation for existing dental surgery, 83 Felpham Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/261/11/A – 1 No. non-illuminated wall mounted plastic wall sign, Bognor Visitor Information Centre, 1-2 Place St Maur Des Fosses, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AB/102/11 – Ground floor extension to rear of property and erection of amenity workshop to rear of garden, 178 Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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 on the matter, concerns were expressed regarding the impact of the proposal on the listed building. A site visit was therefore requested and the Committee

RESOLVED

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

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 on the matter and as the foregoing application A/146/11 had been deferred for a site inspection, the Committee

RESOLVED

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

AL/94/11 – Use of land as a private gypsy and traveller caravan site consisting of 4 No. mobile homes (2 of which have extensions) and associated works – Resubmission of AL/32/11 – This application is a Departure from the Development Plan, The Paddocks, Northfields Lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2 and an additional informative regarding the size and siting of the 4 mobile homes, the Committee

RESOLVED

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

531. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 12 appeals that had been heard.

As the incorrect Inspector's Appeal Decision in respect of Jenkins Yard, Ferring, had been detailed in the Agenda, the correct decision had been included in the written officer updates circulated at the meeting.

532. DEED OF VARIATION TO MODIFY THE PROVISION OF AFFORDABLE HOUSING ON APPLICATION BR/124/08 – OUTLINE FOR RESIDENTIAL DEVELOPMENT AT BOGNOR REGIS COMMUNITY COLLEGE

The meeting had been advised that this matter would be considered at a future meeting.

533. TELECOMMUNICATIONS OPERATORS ANNUAL ROLL OUT PLANS

The Committee received and noted a report which set out the detail of the Annual Roll Out Plans received from telecommunications operators regarding mobile networks. A written officer report update was circulated at the meeting which detailed comments received from Bognor Regis Town Council, together with the officer response.

(The meeting concluded at 4.40 pm)