

Subject to approval at the next Committee meeting

533

DEVELOPMENT CONTROL COMMITTEE

25 April 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, McDougall, Northeast, Mrs Smee (substituting for Councillor Mrs Maconachie), Mrs Stainton and Steward.

Councillors Bicknell, Elkins, Oliver-Redgate and Wensley were also in attendance for part of the meeting.

790. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Maconachie

791. DECLARATIONS OF INTEREST

Councillor Haymes declared a prejudicial interest in Agenda Item 8, Planning Application WA/70/11, as the applicant had approached him twice for advice on the planning procedure and he was now aware the applicant's parents were near neighbours of his. He stated that he reserved his right to speak and would then leave the meeting during its consideration.

Councillor Steward declared a prejudicial interest in Agenda Item 8, Planning Applications AB/123/11 and AB/124/11/A as he had business dealings with the applicant. He stated that he would leave the room during its consideration.

Councillors McDougall and Mrs Smee declared a personal interest in Agenda Item 8, Planning Applications BE/37/12, BE/38/12 and BE/43/12, as members of Bersted Parish Council.

Councillor Mrs Bowyer declared a personal interest in Agenda Item 8, Planning Application LU/38/12 as she knew the owner of the premises.

792. MINUTES

The Minutes of the meeting held on 28 March 2012 were approved as a correct record and signed by the Chairman.

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793. TREE APPLICATION

FG/26/12/TC – Pollard 1 No. Sycamore tree back to previous pollard points and cut off dead stubs (within the Ferring Conservation Area), 3 Regency Court, Ferring Street, Ferring Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application, as detailed in the report.

794. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Haymes had declared a prejudicial interest. He spoke to the item in his role as Chairman of the Pre Committee Site Inspection Panel and as a member of the Committee and then left the meeting and took no part in the debate or vote.

As the Ward Member was unable to be present, the Chairman read out a statement from him.)

WA/70/11 – Proposed permanent use of the land as a private gypsy and traveller caravan site, consisting of 1 No. mobile home, a proposed shed to replace 2 metal storage containers, retention of a timber framed shed, wendy house and skateboard ramp, together with the creation of an improved new vehicular access (this is a Departure from the Development Plan), Dragonfly Paddock, Eastergate Lane, Walberton The Committee received a report on the matter, together with the officer's verbal update regarding additional wording to the reason for Condition 1 to read:-

“However, if the applicant chooses to vacate the site any occupation thereafter will only be for Gypsies and Travellers as per the definition in Annex 1 of Planning Policy for Traveller Sites. This is so the Council maintains its supply of Gypsy pitches as required by Planning Policy for Traveller Sites.”

The Planning Team Leader advised that this change was proposed so the Council could maintain its supply of Gypsy and Traveller pitches in the District. However, should Members object to this amendment for the permanent use of this site for Gypsy and Traveller use, they could choose to amend the condition to make the permission for the benefit of the applicant and her dependants only. It was also confirmed that there would be no business use on the site.

In debating the matter, Members expressed the view that the use of the site should be for the sole use of the applicant, her partner and their dependants and, should they move, the land to be restored to its former use. As a result, the Committee did not agree the amended wording to the reason for Condition 1 as put forward verbally at the meeting by the Planning Team Leader.

Further discussion centred around the access to the site and it was generally agreed that the proposal to move the existing access was a definite and safer improvement.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 1 to read:-

“This permission shall only enure for the benefit of Mrs S. Evans, who is regarded as a gypsy, her partner and resident dependants and shall not benefit anybody else.

R/20/12 – Change of use from residential dwelling (C3 dwelling house) to childcare day nursery (D1 non-residential institution), 1 Artex Avenue, Rustington Having received a report on the matter, together with the officer’s written report update detailing a full list of conditions and an additional representation received, a site visit was requested to assess the impact of the proposal on the public highway as the site was on the corner of a very busy junction. Following a formal proposal, which was duly seconded, the Committee

RESOLVED

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

PA/20/11 – Placing small storage container on land/smallholding for storage of gardening equipment, motorbike and tools. (This application lies within the South Downs National Park Authority), Caravan, Wychway Farm, Selden Lane, Patching Having received a report on the matter, Members expressed concern around the impact the proposed container might have on the surrounding countryside. Following a formal proposal, which was duly seconded, the Committee

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RESOLVED

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

M/9/12 – Conversion of existing outbuilding to form annexe ancillary to the main dwelling, 1 Sea Lane, Middleton on Sea Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/38/12 – Replacement of windows to flat 4a on north elevation, Flat 4a (over Vardar Restaurant & VIP C), 3-4 Selborne Place, Selborne Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing the withdrawal of a letter of support, the Planning Team Leader referred Members to the comments of the Planning Inspector in relation to a dismissed appeal at these premises under planning application LU/114/11 and, although that application was for the whole of the north elevation and this proposal was for Flat 4a only, those comments were still relevant.

In discussing the matter, there was a divergence of opinion as some Members were of the view that uPVC had greatly improved and in many instances could not be differentiated with wood. It was felt that, particularly in seaside locations, uPVC could be used without detrimentally impacting on the Conservation Area and that the Council's current policy needed to be reviewed. However, a further view was expressed that the Council had a designated Conservation Area for which standards had been set and must be maintained to preserve its character. The use of uPVC was therefore unacceptable.

The Committee

RESOLVED

That the application be refused as detailed in the report.

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LU/41/12 – Construction of a single storey rear extension, forming an additional bedroom and bathroom, 27 Toddington Park, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/1/12 – Side extension to provide garage and store (resubmission following K/25/11), 29 Golden Avenue, East Preston Having received a report on the matter, the Committee was advised by the Planning Team Leader of what could be done under Permitted Development Rights (PDR) and that, in his view, this proposal could not be reasonably refused.

In the course of the debate, concerns were expressed that this application was contrary to the design of the estate, which was very open with no single storeys and no development up to the boundaries. In addition, a further concern was expressed that a previous application was currently at appeal and, should that be allowed, there could be development along both sides of the building.

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

RESOLVED

That the application be refused for the following reason:-

“The extension, by reason of its size and position will cause harm to the character and appearance of the area contrary to GEN7 and DEV19 of the Arun District Local Plan and the NPPF.”

FG/21/12 – Amendment to planning approval FG/43/11 – Increase size of foaling unit and livery stables building, Hangleton Farm, Hangleton Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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BE/37/12 – Installation of 3 No. A/C units, 2 no. fan condensers, Rising Sun, 349 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and an additional condition relating to compliance with the noise assessment report, the Committee

RESOLVED

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

BE/38/12 – Installation of ATM and associated works, Rising Sun, 349 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/43/12 – Minor alterations to elevations including creation of new entrance and ramped access, Rising Sun, 349 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following two applications, Councillor Steward had declared a prejudicial interest and left the meeting and took no part in the debate or vote.)

AB/123/11 – Additional use of the club pavilion from private members only to a café (weekdays only). (This application lies within the South Downs National Park Authority), Arundel Cricket Club, Waterwoods Plain, Chichester Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/124/11/A – Erect 1 No. non-illuminated hoarding sign at the site entrance. (This application lies within the South Downs National Park Authority), Arundel Cricket Club, Waterwoods Plain, Chichester Road, Arundel
Having received a report on the matter, together with the officer's written report update detailing consultation responses received, the Committee

RESOLVED

That the application be approved as detailed in the report.

795. PLANNING APPEALS

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

796. UPDATE TO PROCEDURES CONCERNING PROPOSED AMENDMENTS TO PLANNING PERMISSIONS

The Assistant Director of Planning and Housing Strategy presented this report to provide some clarity around the procedures for dealing with amendments to planning permissions, in particular the type of amendment that was unlikely to be considered a Non Material Amendment.

Following consideration, the Committee noted the report.

(The meeting concluded at 5.27 pm)