

DEVELOPMENT CONTROL COMMITTEE

17 October 2012 at 2.30 p.m.

Present: Councillors Mrs Maconachie (Chairman), Mrs Hall (Vice-Chairman), Bower, Mrs Bower, Mrs Bowyer, Mrs Brown (substituting for Councillor Mrs Hazlehurst), Charles, Haymes, Maconachie (substituting for Councillor Evans), McDougall, Oliver-Redgate (substituting for Councillor Mrs Goad), Northeast, Mrs Pendleton, Mrs Stainton and Steward.

[Note: The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Mrs Stainton, Minutes 319 (part – from Application EP/82/12) to 320; and Councillors Bower and Mrs Bower, Minutes 319 (part – from Application AW/186/12) to Minutes 320.]

Councillor Chapman was also in attendance for part of the meeting.

315. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Evans, Mrs Goad and Mrs Hazlehurst.

316. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.

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- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a “Prejudicial Interest” this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillors Mrs Bower and Bower declared a personal interest in Agenda Item 8, Planning Applications EP/70/12 and EP/82/12, as they lived on the same estate as both properties. They stated they would remain in the meeting during consideration of the applications.

Councillor Haymes declared a prejudicial/pecuniary interest in Agenda Item 8, Planning Application Y/33/12 as it was his own application. He reserved his right to speak before leaving the meeting during its consideration.

Councillor Steward declared a prejudicial/pecuniary interest in Agenda Item 8, Planning Application LU/184/12 as he had business dealings with the applicant.

317. MINUTES

The Minutes of the meeting held on 19 September 2012 were approved as a correct record and signed by the Chairman.

318. PREVIOUSLY DEFERRED APPLICATIONS

BE/91/12 – Proposed single storey dwelling (resubmission following BE/113/11), Rear of Blackberry House, Berry Lane, off North Bersted Street, Bognor Regis Having received a report from the meeting of the Site Inspection Panel, the Committee agreed with the Panel’s view to accept the officer recommendations and

RESOLVED

That the application be approved as detailed in the report.

BR/175/12 – Rear extension and extension to existing loft conversion to provide additional rooms and facilities to care home, Homelands Rest Home, 21-23 Richmond Avenue, Bognor Regis Having received a report from the meeting of the Site Inspection Panel, together with the officer’s written report update detailing an additional letter of support, the Committee agreed with the Panel’s view to accept the officer recommendation and

RESOLVED

That the application be refused as detailed in the report.

BE/96/12 – Demolition of existing building and replacement with 8 No. affordable houses and 6 No. affordable flats, with 14 No. car spaces and associated hardstanding, The Family Tree, 1 Laburnum Grove, Bognor Regis This application had been deferred from the meeting on 19 September 2012 for officers to undertake further negotiation with the applicant to address the concerns of the Committee, which had centred around the design and mass of the proposal.

Changes had now been made to the proposal in light of Members' concerns and an amended application had been submitted for consideration. The Senior Planner highlighted that the changes made had resulted in a reduced internal space for some of the dwellings. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and officer report update, with the decision being delegated to the Assistant Director of Planning and Economic Regeneration following the expiry of the current period for consultation.

319. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Haymes had declared a prejudicial/pecuniary interest. He spoke to the application, as was his right, and then left the meeting and took no part in the debate and vote.)

Y/33/12 – Replace existing timber boundary fence with 2m high brick wall, Woodlands Park, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/38/12 – Loft conversion, Field End House, Avisford Park Road, Walberton Having received a report on the matter, a proposal was put that a site inspection should be undertaken to assess the impact of the balcony on the neighbouring properties in respect of overlooking. After being duly seconded, the Committee

Subject to approval at the next Committee meeting

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RESOLVED

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

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

Councillor Northeast declared a personal interest as his son was a member of the Club – he remained in the meeting for the debate and vote.)

LU/184/12 – Construction of a breakwater, Arun Yacht Club, Rope Walk, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/223/12 – Fitting of external wall insulation, Marden House and Heo Green, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/12/12 – Demolition of existing detached dwelling and erection of 2 No. 5 bed dwellings, double garage and alterations to existing access, 69 Coastal Road, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/125/12/PO – Application to discharge a planning obligation dated 13/05/1988 under planning application FP/212/87 relating to age restriction, 1-7 Old School Mews, Felpham Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

EG/47/12 – Extensions and alterations, 23 Spinney Walk, Barnham Having received a report on the matter, together with the officer's written report update detailing a letter of objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Councillor Chapman, as Ward Member, spoke to the application under the Public Speaking rules.)

EP/40/12 – 9 No. flats with associated parking and amenity space following demolition of existing buildings, 115-117 Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing additional objections received, Members' comments centred around concerns that the proposal was an overdevelopment of the site; was unneighbourly and overbearing; did not sit well with the historic character of the neighbouring properties; did not provide adequate parking on site; and evidence had not been provided that a commercial use on this site was not viable.. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

1. The site, by virtue of its limited size and layout, is considered unsuitable to accommodate 9 No. flats and parking area without unacceptable harm to the character of this established residential area and represents an unacceptable form of overdevelopment contrary to Policy GEN7 of the Arun District Local Plan 2003.
2. The proposed building, by means of its scale, orientation of windows and proximity to the southern boundary, would be unneighbourly and overbearing, resulting in an unacceptable loss of residential amenity to surrounding properties. The proposal is thereby contrary to Policy GEN7 of the Arun District Local Plan 2003.
3. It has not been demonstrated that the retail use is no longer viable, contrary to Policy DEV30 of the Arun District Local Plan 2003.
4. The proposal, by reason of its scale, massing, design and materials, is not considered to reflect or respect the historic character of neighbouring properties contrary to GEN7 and GEN22 of the Arun District Local Plan 2003 and the National Planning Policy Framework 2012.

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5. The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of the Council's interim affordable housing policy, adopted on 18 August 2010.

6. The proposal provides inadequate on-site parking to serve the proposed development and would result in unacceptable pressure locally for parking, contrary to GEN7 and GEN12 of the Arun District Local Plan 2003 and West Sussex County Council's Supplementary Planning Guidance 2010 for parking standards in West Sussex.

(Prior to consideration of the following application, Councillors Bower and Mrs Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.

Councillor Chapmen, as Ward Member, spoke to the application under the Public Speaking rules.)

EP/70/12 – Alterations and first floor extension, providing a reduced garden room on the ground floor, together with conversion of garage to a gym and 2 new bedrooms, study and bathroom to first floor. Removal of existing pitched roof and replace with lower mono pitched roof, Sandgate House, South Strand, East Preston
Having received a report on the matter, Members expressed reservations regarding the modern design of the building, which it was felt did not fit in well with the surrounding area. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

1. The proposed extensions, by reason of their scale, massing, height and resultant modern design, would result in a form of development out of character with neighbouring properties and by reason of close proximity would appear unacceptably prominent when viewed from the beach, contrary to Policies GEN7 and DEV19 of the Arun District Local Plan 2003 and the National Planning Policy Framework 2012.

(Prior to consideration of the following application, Councillors Bower and Mrs Bower had declared a personal interest and remained in the meeting and took part in the debate and vote.)

EP/82/12 – Demolish existing conservatory, form new rear extension, form new dormer on south hip of main roof with inset balcony serving existing attic room and internal alterations (resubmission following EP/62/12), Angmering Lodge, South Strand, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/88/12 – 2 storey extension to rear with gable end, front hip to gable, small dormer window to side and garage roof refurbishment, 23 Normandy Lane, East Preston 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.

BR/142/12 – Application for approval of reserved matters following outline approval BR/124/08 for residential development comprising 114 houses and flats on two sites including associated access, parking and landscaping, Bognor Regis Community College, Westloats Lane, Bognor Regis Having received a report on the matter, 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 refused as detailed in the report.

AB/103/12 – Proposed change of use from A1 (shops) to A1/A3 (shops/restaurants and cafes), 13 High Street, Arundel having received a report on the matter, together with the officer's written report update regarding additional objections received, the Committee

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RESOLVED

That the application be approved as detailed in the report.

AB/104/12/L – Application for Listed Building Consent for proposed change of use from A1 (shops) to A1/A3 (shops or restaurant and café), 13 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/80/12 – New 4 bedroom detached dwelling with integral garage and new front boundary treatment, demolition of existing single garage (resubmission of AW/317/11), 28 Kingsway, Craigweil, Aldwick Having received a report on the matter, together with the officer's verbal update regarding a further representation received from the Craigweil and Its Environs Conservation Area Association (CECAA), Member comment was made that this proposal was no more than garden grabbing. Brus Lodge was a magnificent treble fronted house, being the largest on the estate, and this application would compromise its setting. The area had been designated a Conservation Area and it was deemed important to uphold that status. Any new build must preserve or enhance the area and it was felt that this application did not make any such positive contribution.

Officer advice was given at the meeting that what was there at the moment did not add to the character of the Conservation Area and it was in fact detrimental to the street scene. It was, therefore, the view of officers that the proposal was acceptable following negotiations with the applicant.

However, Members did not support that view and were of the opinion that the application failed to meet the requirement of GEN7 and AREA2 of the Local Plan. The Committee therefore

RESOLVED

That the application be refused for the following reason:-

“The proposal, by reason of its size and position, would erode the spacious character of the plot of Brus Lodge and the immediate area, which would be detrimental to the setting of a heritage asset building and would also fail to preserve or enhance the character of the Conservation Area or Area of Special Character. This would be contrary to Policies GEN7 and AREA2 of the Arun District Local Plan (2003) and the National Planning Policy Framework (2012).

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AW/186/12 – Change of use from public convenience (Sui Generis) to a café/tea room with external seating (A3 Restaurants and Cafes), Public Conveniences, Marine Park Gardens, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/197/12 – Extension to loggia and balcony, 236 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/72/12 – Conversion from storage in relation to tourist accommodation to 1 No. tourist accommodation unit together with provision of ancillary car port, The Old Stables, Old Dairy Lane, Norton Having received a report on the matter, together with the officer's written report update detailing the Agent's comments, additional representations and amended conditions, the Committee

RESOLVED

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

320. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 4 appeals that had been held.

(The meeting concluded at 6.15 pm)