

DEVELOPMENT CONTROL COMMITTEE

29th February 2012 at 2.35 pm

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

[Note: Councillor Mrs Stainton was absent from the meeting during consideration of the matters referred to in Minutes 671 (part – from Application EP/131/11) to 675.]

664. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications Y/55/11, EG/52/11 and AL/3/12 had been withdrawn from the Agenda and would not be considered at this meeting.

665. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Bowyer and Steward.

666. DECLARATIONS OF INTEREST

Councillor McDougall declared a personal interest in Agenda Item 8, Planning Application FP/239/11, as a member of the Leisure Centre's Management Board, and in Planning Application BE/151/11 as a member of Bersted Parish Council but he stated that he had taken no part in the planning process.

Councillor Mrs Pendleton declared a prejudicial interest in Agenda Item 8, Planning Application M/105/11 as a resident in the area and a member of the Residents' Association. She stated that she would leave the meeting during its consideration.

Councillor Haymes declared a personal interest in Agenda Item 6, Planning Application Y/64/11, as the neighbour's son was a member of Yapton Parish Council, of which he was Chairmann.

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Councillor Bower declared a prejudicial interest in Agenda Item 8, Planning Application EP/131/11, as Chairman of the Trustees of the property immediately opposite the site. He stated that he would reserve his right to speak and then leave the meeting during its consideration.

667. MINUTES

The Minutes of the meeting held on 1st February 2012 were approved as a correct record and signed by the Chairman.

668. LU/353/11/MMA – MINOR MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION LU/283/11 FOR ADDITION OF A STORAGE AREA WITHIN THE ENCLOSED COURTYARD, WINDOW ALIGNMENT AND LOCATION AND EXTERNAL KITCHEN DOOR, SOUTHFIELDS PLAYING FIELD, SOUTHFIELDS ROAD, LITTLEHAMPTON

The Chairman agreed that this matter could be dealt with was a matter of urgency as works had already commenced on the site. She stated that it would be considered as the first item under Agenda Item 8, Planning Applications.

669. PREVIOUSLY DEFERRED APPLICATIONS

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 existing garage serving The Old Rectory, and provision of new access drive and resiting of Plot 4, The Old Rectory, Old Rectory Drive, Eastergate

The meeting had been advised that this application had been withdrawn from the Agenda.

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 from the meeting of the Post Site Inspection Panel, together with the officer report update detailing a reason for refusal for Members' consideration, the Committee was advised that the Panel had been of the view that the proposed new dwellings would be sited too close to the neighbouring boundaries by reason of their excessive footprint. Following consideration, the Committee did not accept the officer recommendation to approve and

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RESOLVED

That the application be refused for the reason as detailed in the officer report update.

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

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 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.

670. TREE APPLICATION

AW/299/11/T – Fell one Oak tree, Verge Outside 22 Colts Bay and 106 Barrack Lane, Aldwick Having received a report on the matter, concerns were raised at this proposal to fell a healthy tree with a Tree Preservation Order (TPO) on it and Members were not convinced by the evidence presented regarding the damage to the roadway. A site inspection was requested and agreed to assess the damage the tree was said to be causing and the Committee therefore

RESOLVED

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

671. PLANNING APPLICATIONS

LU/353/11/MMA – Minor material amendment following the grant of planning permission LU/283/11 for addition of a storage area within the enclosed courtyard, window alignment and location and external kitchen door, Southfields Playing Field, Southfields Road, Littlehampton Having received a report on the matter, which had been included in the officer written report updates circulated at the meeting, the Committee was advised that applications such as this were usually dealt with by officers under delegated

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powers. However, as the Council owned the land, this matter was put forward for Members to decide and, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/59/11 – Application for Outline Planning Permission with some matters reserved for proposed residential development comprising 8 No. 3 bed houses, 3 No. 2 bed houses and 1 No. 2 bed flat over garages incorporating car ports and access to Main road via a redefined alignment of Kings Close and highway improvement works at existing crossover, Land to west of Kings Close, Yapton Having received a report on the matter, the meeting had been advised that this application had been withdrawn from the Agenda.

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

M/105/11 – Demolition of existing dwelling and construction of new dwelling, garage and garden, 58 Southdean Drive, Middleton on Sea Having received a report on the matter, together with verbal advice from the Special Projects Team Leader that Condition 3 was not required and should be deleted from any approval due to the fact that the forms stated the material and colour to be used for the new dwelling, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to deletion of Condition 3 relating to materials and finishes.

LU/300/11 – Amendment to approval LU/207/11 – Erection of 1 No. holiday home to include new crossover (this application if a Departure from the Development Plan), Land north of Hunters Lodge, Lyminster Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional informative regarding a contribution towards affordable housing, the Committee

RESOLVED

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

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LU/336/11 – Loft conversion and conservatory, 29 Buttermere Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/343/11 – New residential accommodation comprising 6 No. units (Resubmission following LU/211/11), Fort Road Garage, Fort Road West, Littlehampton Having received a report on the matter, together with the officer's verbal update that an email had today been received from County Highways advising that a footpath was not warranted, the Committee participated in a detailed discussion around the merits of the proposal.

Serious concerns were raised that this application was for residential accommodation in the middle of an industrial site and which would be surrounded by commercial units in daily use. Furthermore, the immediate commercial neighbour was the Council's refuse contractor, with the associated noise and disturbance from the lorries entering and exiting the site and this was considered totally unsuitable for a development for families. It was also felt that flats in a commercial environment was inappropriate.

Comments were made that a lot of development was going on in the Littlehampton area and commercial space such as this was required to provide employment to support the housing being built.

Members also expressed concern that the siting of the flats was too near to the road.

In voting on the application, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons:-

“The proposed development by reason of the size, scale and siting of the blocks in relation to the front boundary would result in an unacceptable overdevelopment of the site contrary to PPS1 and GEN7 of the Arun District Local Plan.

The development by reason of its position adjacent to commercial premises would not provide an adequate level of residential amenity for future occupiers contrary to Policy GEN7 of the Arun District Local Plan.”

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

FP/239/11 – 2 No. new windows to match existing and new part glazed stairwell enclosure, Arun Leisure Centre, Felpham Way, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing that the Parish Council had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report

EG/64/11 – Erection of new single storey rear extension, new single storey front porch, new external chimney and general external and internal changes to existing dwelling, Greenoaks, Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Bower had declared a prejudicial interest. As was his right, he spoke to the item and then left the meeting and took no part in the debate or vote.)

In the course of discussion, Councillor McDougall declared a personal interest as a Member of West Sussex County Council. He remained in the meeting and took part in the debate and vote.)

EP/131/11 – Outline application with some matters reserved for redevelopment of site comprising of 6 No. houses, parking, cycle and bin storage facilities (resubmission following refusal EP/78/11, The Martlets, Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing consultation responses from Southern Water and County Highways and a resultant additional condition and informative, the Committee participated in detailed discussion which centred around access to the site; concern that 6 dwellings would be an overdevelopment; and that there was insufficient amenity space.

The Planning Team Leader advised that County Highways had sent in an email just prior to the meeting detailing the amount of traffic movements anticipated to and from the site. As a result, advice was given that there

would be no reason to refuse the application as it could not be resisted at appeal on highway grounds.

Following consideration, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

“The proposed development of the site for six dwellings at a density of 66 dwellings per hectare would be a cramped overdevelopment of this prominent corner location contrary to PPS1, PPS3 and Policy GEN7 of the Arun District Local Plan.”

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

BE/151/11 – Extension to existing caravan park to provide 12 No. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing – amendment to application BE/42/10, Land south of Shripney Garden Caravan Park, Shripney Lane, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing an additional consultation response and representations received, Members agreed that a site visit to assess the impact of the proposal on nearby residents should be undertaken. The Committee therefore

RESOLVED

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

BN/22/11 – Proposed siting of a static caravan for residential occupation (this application is a Departure from the Development Plan), The Cottage Piggeries, Church Lane, Barnham Having received a report on the matter, concerns were raised that the egress from the site was dangerous. However, advice was given that County Highways had not objected to the proposal and, following further discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AB/109/11 – Extension to the existing office accommodation (Arundel Lodge) and provision of additional car parking spaces (this application lies within the South Downs National Park Authority), Arundel and District Hospital, Chichester Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/3/12 – Demolition of existing garage and proposed new annexe, Sunny Cottage, Westergate Street, Westergate Having received a report on the matter, the meeting had been advised that this application had been withdrawn from the Agenda.

672. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 5 appeals that had been heard.

673. DIVERSION OF FOOTPATH NO. 154 AT FELPHAM AND DIVERSION OF FOOTPATH NO. 2988 AT FELPHAM AND YAPTON: INSPECTOR'S DECISION LETTER

The Committee received a report from the Planning Solicitor which detailed an appeal decision with regard to Diversion Orders for Footpath No. 154 at Felpham and Footpath No. 2988 at Felpham and Yapton. The Inspector had concluded that the Orders should not be confirmed.

Following consideration, the Committee

RESOLVED – That

(1) the decision letter and the decision not to uphold the Diversion Orders for Footpaths 1 and 2 be noted; and

(2) the Developer's decision not to appeal or further pursue the Diversion Orders but to consider alternatives be noted.

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

(In the course of consideration of this matter, Councillor McDougall declared a personal interest as a Member of West Sussex County Council. He remained in the meeting and took part in the debate and vote.)

The Committee received a report from the Senior Planner which detailed a request to vary the Section 106 Agreement in respect of Planning Application BR/124/08 by reducing the percentage of affordable housing to be provided within the site from 40% to 33% and to accept contributions of £40,544 in lieu of off site public open space and £50,000 for off site play provision.

Following consideration, the Committee

RESOLVED

That the Solicitor to the Council, in consultation with the Assistant Director for Planning and Housing Strategy, be authorised to complete the Deed of Variation, to change the requirement to provide 40% of affordable housing on the site to 33% and to accept a payment of £40,544 for off site public open space and £50,000 for off site play provision.

675. SOUTH DOWNS NATIONAL PARK AUTHORITY NOTIFICATION OF LOCAL VALIDATION LIST CONSULTATION

The Committee was advised by way of this report of a consultation by the South Downs National Park Authority on a Local Validation List for those planning applications that fall within the South Downs National Park area of the Arun District.

Following consideration, the Committee

RESOLVED

That the proposed Validation requirements are noted by Arun District Council and this response be passed to the South Downs National Park Authority before the end of the consultation period on 9th March 2012.

(The meeting concluded at 5.03 pm)