

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

1st December 2011 at 1.00 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, Mrs Stainton and Steward.

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

458. WITHDRAWN APPLICATIONS

On behalf of the Chairman, the Head of Development Control advised the meeting that the following applications had been withdrawn from the Agenda:-

Planning Application AL/81/11
Planning Application A/103/11
Planning Application A/104/11/L
Planning Application LU/245/11
Planning Application WA/66/11
Planning Application WA/70/11

459. DECLARATIONS OF INTEREST

Councillor Steward declared a prejudicial interest in Agenda Item 11, Enforcement Item ENF/451/11, as he had business dealings with the advertiser. He stated that he would leave the meeting during its consideration.

460. MINUTES

The Minutes of the meeting held on 2nd November 2011 were approved as a correct record and signed by the Chairman.

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461. PREVIOUSLY DEFERRED APPLICATIONS

BE/104/11 – Erection of a detached single garage. Amendments to BE/51/08 (Resubmission following BE/57/11), Land adjacent to 37 The Croft, 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

RESOLVED

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

LU/247/11 – Construct 6 No. beach huts on concrete bases, Beach front adjacent to Promenade, Sea Road, Littlehampton

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.

462. TREE APPLICATION

AW/232/11/T – Fell 1 No.Eucalyptus tree, 7 The Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the applications be approved as detailed in the report.

463. PLANNING APPLICATIONS

AL/81/11 – Use of land and building for the storage and hire of motor homes, West Barn, New House Farm, Norton Lane, Norton The meeting had been advised that this application had been withdrawn from the Agenda.

AL/89/11 – Single storey front extension. Rear extension with proposed rear conversion to create bedroom at first floor (resubmission following AL/72/11), Bramber, Hook Lane, Aldingbourne Having received a report on the matter, Members were advised that the proposal was not

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visually subservient but was considered to be acceptable. The Committee therefore

RESOLVED

That the application be approved as detailed in the report.

AW/207/11/A – 1 No. Flagpole, Marine Park Gardens, Marine Park West, Bognor Regis Having received a report on the matter and advice that this was a Council application, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/103/11 – New linked range to provide kitchen and master bedroom over, internal refit of existing kitchen to form dining room, Pigeon House, High Street, Angmering The meeting had been advised that this application had been withdrawn from the agenda.

A/104/11/L – Application for Listed Building Consent for new linked range to provide kitchen and master bedroom over, internal refit of existing kitchen to form dining room, Pigeon House, High Street, Angmering The meeting had been advised that this application had been withdrawn from the agenda.

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 on the matter, the Committee expressed concern regarding the effect of the proposal on the street scene and a request was made that a site inspection should be undertaken. Having been duly proposed and seconded, the Committee

RESOLVED

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

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 bedroom flats with access from Durban Road. Resubmission following BR/341/10/ This application falls within the parish of Bersted, 18 Durban Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing the result of a recent appeal decision which had a bearing on this application, Members

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were concerned regarding the apparent conflict between the Council's stated position of pursuing the establishment of an Enterprise Zone in Bognor Regis and protecting employment land and the Appeal Inspectors' views that "there is no substantiated reason why it should be retained for employment use."

In discussing the matter, Members were advised that the Council's Economic and Cultural Development Section had commented that there was a valid argument in changing the site to residential use, providing a precedent was not set. As it was considered that a precedent would not be set for other applications, it was the view of officers that it would be hard to defend the case at appeal should the application be refused due to the fact that there was a lack of local plan policies in place to protect employment land.

The Committee participated in some discussion and expressed a concern that the Cabinet Member for Economic and Cultural Development had not been given an opportunity to comment on the proposal. It was therefore proposed and duly seconded that the matter should be deferred to enable this to be done. The Committee then

RESOLVED

That the application be deferred to enable the Cabinet Member for Economic and Cultural Development to comment on the proposal.

BR/208/11 – Application under Regulation 4 of the Town and Country Planning General Regulations 1992 for Installation of PV Solar panels on flat roof, Lavinia Court (Block 1-25), Hastings Close, Bognor Regis Having received a report on the matter and advise that this was a Council application, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/222/11/PO – Application to discharge a planning obligation dated 6th April 1987 under Planning Application BR/517/85 relating to age occupancy restriction, 3 Anglesea Court, 11 Victoria Road South, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/47/11 – Extension to existing rest home to provide 10 No. bedrooms with ancillary accommodation, Abbey Dean Rest Home, 102 Barnham Road, Eastergate Having received a report on the matter, together with the officer's written report update detailing a correction to the report and advice that matters had been resolved with the Environment Agency by way of condition, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/161/11 – Garage and first floor bedroom extension, 3 Outerwyke Avenue, Felpham Having received a report on the matter, together with a verbal update that a further representation have been received from the neighbour, Member concern was expressed that this proposal was for an extension that would go right up to the boundary of the neighbouring property. A site visit was proposed and duly seconded to ascertain the effect this would have and the Committee therefore

RESOLVED

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

FP/181/11 – Application for renewal of unimplemented planning permission FP/165/08 – Proposed extensions and conversion of existing to create 6 residential units plus new pitched roofs to existing extensions, 2 Admiralty Road, Felpham Having received a report on the matter, together with the officer's written report update detailing a correction to the report, concerns were raised regarding the comments of Environmental Health that the studio flats were below the minimum standards under the Housing Acts. Advice was given that this affected the internal layout of the flats and, as such, would be dealt with under separate legislation. It was therefore agreed to approve the application but to expand the wording at Informative 7 to take full account of the comments put forward by Environmental Health. The Committee

RESOLVED

That the application be approved as detailed in the report, subject to additional wording at Informative 7 to take full account of the comments put forward by Environmental Health.

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FG/115/11 – Proposed rear extension to existing bungalow, roof conversion and alterations, 45 Little Paddocks, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/116/11 – Extend front of property to convert a bedroom into a level access bathroom, provide replacement bedroom and extend kitchen, 10 Langbury Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

F/21/11 – New glasshouse north of farmyard and farm cottages, Wicks Farm, Ford Lane, Ford Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to removal of the glasshouse once the use ceases, the Committee

RESOLVED

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

LU/68/11 – Single storey rear extension to ground floor flat, 72 South Terrace, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/245/11 – Conversion of former public house into 5 No. self-contained flats, The Marine, Selborne Road, Littlehampton The meeting had been advised that this application had been withdrawn from the Agenda.

LU/274/11 – New conservatory and toilet block, trading Kiosk, Mewsbrook Park, Littlehampton Having received a report on the matter and advice that the application was on Council land, the Committee

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RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillors Mrs Bowyer and Northeast declared a personal interest as Members of Littlehampton Town Council. They remained in the meeting and took part in the debate and vote.)

LU/283/11 – Demolition of existing changing rooms and construction of new changing rooms and community/sports facility, Southfields Sports Fields, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

WA/70/11 – Application for the removal of condition No. 1 imposed on planning permission WA/27/10 (this application 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.

464. PLANNING APPEALS

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

465. EXEMPT INFORMATION

The Committee

RESOLVED

That under Section 100A(4) of the Local government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business

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on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

466. ENFORCEMENT MATTER

(As Ward Member, Councillor Dendle spoke in respect of the following matter.)

(Pior to consideration of this item, Councillor Steward had declared a prejudicial interest and left the meeting during its consideration. He took no part in the debate or vote.)

ENF/451/11 – Alleged unauthorised advertisement, Junction of A27 and Burpham Road, Arundel Having received a report on the matter and the officer's verbal history of the case, the Committee participated in some discussion and then

RESOLVED

That, in addition to direct action to remove the offending sign, authority be granted to prosecute the advertisers for this persistent and flagrant breach of advertising control in relation to the sign attached to the fence. It is posited that this is also in the public interest as a possible deterrent to other illegal advertisers. While each case must be looked at on its own merits, the Local Planning Authority must consider the harm to amenity and risk to public safety posed by such advertising.

(The meeting concluded at 3.40 pm)