

Subject to approval at the next Committee meeting

267

DEVELOPMENT CONTROL COMMITTEE

2nd November 2011 at 2.30 pm

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

Councillor Mrs Warr was also present during part of the meeting.

388. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Goad.

389. DECLARATIONS OF INTEREST

Councillors Mrs Bower and Bower declared their personal interest in Agenda Item 9, Planning Application EP/92/11, as members of Angmering on Sea Residents Association.

Councillor Steward declared a prejudicial interest in Agenda Item 9, Planning Application FG/93/11, as he had business dealings with the applicant. He stated that he would leave the meeting during its consideration.

390. MINUTES

The Minutes of the meeting held on 5th October 2011 were approved as a correct record and signed by the Chairman.

391. PREVIOUSLY DEFERRED APPLICATIONS

BE/64/11 – Relocation of previously approved workshop with a small single storey link extension to the rear offices, 15 Royal Parade, 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.

Subject to approval at the next Committee meeting

268

Development Control
Committee – 02.11.11.

CL/7/11 – Proposed replacement ancillary building to serve new dwelling (Amendments to approved application CL/11/10 for new dwelling)(This application lies within the South Downs National Park Authority), Waterford House (formerly Merrie Gardens) Clapham

Having received a report from the meeting of the Post Site Inspection Panel, together with the officer's written report update detailing amended plans received and resultant amended conditions, Members were in agreement with the Panel's views and

RESOLVED

That the application be approved as detailed in the officer report update and subject to the addition of the following condition:-

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the north wall or roof slope of the ancillary garden room/study hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policy GEN7 of the Arun District Local Plan.”

FP/121/11 – Two storey rear extension. Roof dormer to front. Resubmission following FP/6/11, Seacroft, Outram Road, Felpham

This application had been deferred from the meeting held on 5th October 2011 to enable the applicant to submit clearer elevation plans. These had now been provided and, following consideration, the Committee

RESOLVED

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

392. APPEAL FOR NON DETERMINATION OF PLANNING APPLICATION BN/15/11 – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 75 DWELLINGS, ACCESS AND ASSOCIATED LANDSCAPING AND WORKS. THIS IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND AFFECTS A PUBLIC RIGHT OF WAY, LAND EAST OF GOODACRES, BARNHAM

Members were advised by way of this report that the applicant had now appealed for non-determination and a decision was therefore sought from the Committee as to how it would have determined the application to enable the Planning Inspectorate to take that information into consideration.

Following a presentation from the Strategic Development Planner on the detail of the application, the Committee

RESOLVED

That the application would have been refused as detailed in the report.

393. PLANNING APPLICATIONS

LU/237/11 – Erection of a new detached flat roof garage, 26 Esher Drive, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/244/11 – Removal of existing conservatory. Replace with brick built extension with room in roof and loft conversion to existing, 8 Amberley Close, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a correct location map, the Committee

RESOLVED

That the application be approved as detailed in 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 on the matter, together with the officer's written report update detailing an additional representation received, a request was made for a site inspection to take place as reservations were expressed about the siting of the huts. The Committee therefore

Subject to approval at the next Committee meeting

270

Development Control
Committee – 02.11.11.

RESOLVED

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

LU/266/11 – Ramp and new door opening on gable end wall, 57 Greenside, Helyers Green, Littlehampton Having received a report on the matter and advice that this was a Council owned property, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

Councillor Mrs Hazlehurst declared a personal interest as she attended the premises regularly. She remained in the meeting and took part in the vote.)

FG/93/11 – Application for variation of condition 1 following a grant of planning permission FG/72/09 relating to use of building for refreshment purposes, Highdown Vineyard, Littlehampton Road, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/110/11 – Proposed detached bungalow, detached single garage and new landscaping, White Thorne, The Warren, Ferring Having received a report on the matter, together with the officer's written report update detailing a late consideration and amended condition relating to surface water drainage, a comment was made regarding an updated ecologist report. The Planning Team Leader advised that an additional condition was suggested and the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to the following additional condition:-

“Prior to the commencement of any works for the development hereby approved, a detailed mitigation strategy including methods and timings in accordance with Natural England best practice and S4.12 of the 2010 ecological report shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy, with any amendments in writing.

Reason: to safeguard and enhance habitat of possible value and to eliminate any possible impact on protected species in accordance with PPS9.”

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

EP/92/11 – Erection of detached garage for residential property, Seaside Cottage, South Strand, East Preston Having received a report on the matter, together with the officer’s written report update detailing amended plans and subsequent amended conditions, the Committee was divided in its views as to the suitability of this application. Comment was made that steps should be taken to ensure the garage was used as a garage only and a request made that a suitable condition be attached to any approval. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to the addition of the following condition:-

“The building shall be used only as a private domestic garage in connection with Seaside Cottage, South Strand, East Preston, and for no other purpose.

Reason: To ensure the provision of adequate off street parking space in accordance with Policy GEN7 of the Arun District Local Plan”.

(As the voting was tied, the Chairman used her casting vote to approve the foregoing application.)

Development Control
Committee – 02.11.11.

(Prior to consideration of the following application, Councillor Mrs Warr spoke on behalf of Bognor Regis Town Council. She declared a personal interest as she lived on the seafront in Bognor Regis.

During the course of consideration of the following application, Councillor McDougall stated that he knew the owner of the kiosk. He therefore declared a prejudicial interest and left the meeting and took no further part in the debate or vote.)

BR/181/11 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for siting of seafront coffee kiosk concession with adjacent seating area, Promenade opposite Esplanade Grande, The Esplanade, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing amended wording to Condition 1, concerns were raised as to the appearance of the kiosk being used and the refreshments being sold. As this application was purely to bring the concession in line with the lease, an undertaking was given that the Concessions section would be advised of the Committee's concerns so these could be taken into consideration when renegotiating the concession next year when the temporary permission expired. Following consideration, the Committee

RESOLVED

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

BE/104/11 – Erection of a detached single garage. Amendments to BE/51/08. (Resubmission following BE/57/11), Land adjacent 37 The Croft, Bognor Regis Having received a report on the matter, it was recognised that there were severe parking problems in the immediate vicinity of the site and a request was made that a site visit should be made to properly assess the application. The Committee therefore

RESOLVED

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

That the application be approved as detailed in the report.

Development Control
Committee – 02.11.11.

A/124/11 – Detached garage (Resubmission following A/139/10), Field House, The Thatchway, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/70/11 – Outline application for demolition of all existing buildings and replacement with 940 square metres of B1 commercial development together with associated service area parking for 40 vehicles and landscaped amenity space. This application is a departure from the Development Plan, Woodgate Centre, Oak Tree Lane, Woodgate Having received a report on the matter, the Strategic Development Planner highlighted that the site had an existing employment use and the proposed development would remove all existing buildings within the site and replace them with one building. He also confirmed that there was an opportunity to remove buildings outside of the red line site area should the Committee consider it necessary.

Members were advised that, as an existing employment site, the principle of the proposed development was considered to be acceptable. There would be a small increase in commercial floorspace but equestrian and mobile home structures would be removed. Due to the existing uses and intensity of use, the Strategic Development Planner stated that a Light Industrial use would not result in a significant increase in intensity. However, an Office use would have a significant increase in intensity and was therefore not acceptable. A restricted condition was therefore recommended restricting the use of the proposed building.

In considering the application, it was accepted that what was being proposed was in fact an improvement to what was existing. However, concerns were raised that the track leading into the site was not of a suitable standard to carry the number and nature of the vehicles it was anticipated would be accessing the site. Advice was given by the Strategic Development Planner that there was no restriction on the current use to prevent any vehicle entering the site. However, Members felt that the track must be brought up to a suitable standard for the vehicle movements to and from the site and it was therefore suggested and agreed that an additional condition be attached to any approval requiring suitable improvements.

A question was asked relating to the opening times of the site. It was acknowledged that there was a condition regarding the operating of machinery and the delivery of goods to the site but it was felt that there should also be a restriction on the trading hours. A response was given that if

Subject to approval at the next Committee meeting

274

Development Control
Committee – 02.11.11.

Members felt it was necessary, a further restrictive condition should be applied to any permission.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following two conditions:-

“The use hereby approved shall not be carried out on the site outside the following times: Monday to Friday 08.00 to 18.00, Saturday 09.00 to 14.00, nor at any time on Sundays and Bank or Public Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Arun District Local Plan Policies GEN7, GEN32.

Prior to commencement of development, a scheme for the surfacing of the access road (including details of surface materials) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the approved building and shall thereafter be permanently maintained.

Reason: In the interests of the visual and residential amenity of the area in accordance with Policy GEN7 of the Arun District Local Plan.”

394. PLANNING APPEALS

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

(The meeting concluded at 5.15 pm)