

DEVELOPMENT CONTROL COMMITTEE

6th April 2011 at 2.30 p.m.

Present : Councillors Mrs Hall (Chairman), Mrs Goad (Vice-Chairman), Biss, Bower, Butler, Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, Mrs Olliver, Mrs Stainton and Wiltshire.

Councillors Chapman and Mrs Smee were also present for part of the meeting.

817. APOLOGIES FOR ABSENCE

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

818. WITHDRAWN ITEM

The Chairman advised the meeting that Planning Application LU/5/11 had been withdrawn from the Agenda.

819. DECLARATIONS OF INTEREST

Councillor Mrs Stainton gave notice of a prejudicial interest in Agenda Item 6, Planning Application AL/119/10, as she knew the applicant. She stated that she would leave the meeting during its consideration.

Councillor Biss gave notice of a personal interest in Agenda Item 9, Planning Application CM/1/11 as he knew the applicant. He stated that he would leave the room during its consideration.

Councillor Haymes gave notice of a personal interest in Agenda Item 9, Planning Application CM/1/11, as he knew the applicant.

Councillor Mrs Olliver gave notice of a personal interest in Agenda Item 9, Planning Application BE/122/10, as a member of the Policy Site 6 Advisory Group.

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820. MINUTES

The Minutes of the meeting held on 9th March 2011 were approved as a correct record and signed by the Chairman.

821. PREVIOUSLY DEFERRED APPLICATIONON

Report of the meeting of the Post Committee Site Inspection Panel - AL/119/10 – Change of use of land from agricultural land to provide 3 permanent plots for travelling showpeople and pony paddock (This is a departure from the Development Plan) – Resubmission of AL/92/10, Nyton Stables, Nyton Road, Aldingbourne

Having received a report from the Site Inspection Panel, together with the officer's written report update detailing an additional representation received and an additional plan from the applicant showing the red line extended to cover an area of tree landscaping to the frontage of Aldingbourne Farm Shop and a copy of a notice served on the owners of Aldingbourne Farm Shop and resultant amended conditions, Members were advised that, if approved, suitable screening of the site would take place in agreement with the Local Planning Authority to ensure that appropriate trees of a semi mature nature would be planted. It was emphasised that, as a notice had been served regarding this and there was a statutory period to be complied with, any permission would need to be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman.

In discussing the proposal, a suggestion was put forward that the date of expiry of any permission should take account of the time required for the landscaping works to be undertaken, rather than from the date permission was granted, and it was agreed that Condition 7 would be amended to read:-

“Condition 7: The mobile homes, caravans and associated hardstandings hereby permitted shall be removed and the land restored to its former condition on or before the expiration of 24 months **from occupation of the first mobile home.**”

Concerns were raised regarding the repair and maintenance of heavy goods vehicles on site and any resulting trade effluent. It was accepted that the applicant had stated that any such works would be carried out off site and that there would be no trade effluent. However, in the event of a change of ownership of the site and owing to the fact that the proposal would be on agricultural land, it was felt that the Authority needed the safety of a condition to preserve and protect the rural area. Following a short recess, the Committee agreed an additional condition and then

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to amendment of Condition 7 and an additional condition as follows, and that the decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman:-

“Condition 7: The mobile homes, caravans and associated hardstandings hereby permitted shall be removed and the land restored to its former condition on or before the expiration of 24 months from occupation of the first mobile home.”

Additional Condition: “Any repairs to any HGV vehicles shall only take place between the hours of 0900 to 1600 hours Monday to Saturday and not at all on Sundays or Bank Holidays. Any associated waste products in whatever form shall be disposed of legally outside of the site.

Reason: To safeguard the amenities of the locality in accordance with Arun District Local Plan Policies GEN7 and GEN26.”

822. PLANNING APPEALS

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

823. PLANNING APPLICATIONS

AL/16/11 – Conversion of existing single storey bungalow to two storey dwelling including new access, Sagaro, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer’s written report update detailing a representation received from County Highways, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/26/11 – New porch, two storey side extension and single storey rear extension to replace existing porch, side utility and conservatory, 1 The Fairway, Aldwick Bay, Adlwick Having received a report on the matter, together with the officer's written report update advising that a letter of objection had been withdrawn, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/27/11/CA – Application for Conservation Area Consent for the demolition of the front porch, single storey utility room on the eastern side and conservatory on the rear, 1 The Fairway, Aldwick Bay, Adlwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/29/11 – Application for Variation of Condition 3 imposed under planning permission AW/295/04 for use of existing parking area to side of house to be discontinued – New parking area to front of house, 8A Frobisher Road, Bognor Regis Having received a report on the matter, together with the officer's verbal advice that County Highways had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/14/11 – Renewal of unimplemented planning permission BE/141/07 – Outline application for one detached 3 bedroom house with 2 car spaces, Land adjacent to 92 Chalcraft Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, Members expressed their concerns that the size of the plot was inadequate for a family home with access leading into a light industrial area. A request was made for a site visit to be undertaken but, after being duly seconded, the proposal was not supported when put to the vote.

The Committee was reminded that this was a renewal of an unimplemented planning permission and, since being approved, there had been no changes to the Local Plan or local policies – the only change there had been was to PPS3. The view of officers, therefore, was that the proposal should be approved. However, some Members did not share this opinion and

felt the application should be refused due to lack of amenity space. The Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:

“The proposed plot by reason of the more prominent siting within the streetscene compared with neighbouring properties and its uncharacteristically small triangular shape together with the proposed dwelling and limited amenity space would result in a development which would be out of character in the locality which would be contrary to the aims and objectives of PPS1, PPS3 (June 2010) and associated ministerial statements, the changes of which seek to improve the quality and character of development, and Policy GEN7 of the Arun District Local Plan.

(Prior to consideration of the following application, Councillor Mrs Olliver had declared a personal interest as a member of the Policy Site 6 Advisory Group.

During the course of consideration, Councillor Bower declared a personal interest as Chairman of the Policy Site 6 Advisory Group.)

BE/122/10 – Erection of 373 dwellings, together with associated access, landscaping and engineering works, in substitution for details previously approved as reserved matters pursuant to outline planning permission BE/45/04 (representing an increase of 106 dwellings over that previously approved) – This application is accompanied by an Environmental Impact Assessment, Site 6, Chichester Road, North Bersted Having received a report on the matter, the Strategic Development Planner verbally advised the Committee that County Highways had sent in an email requesting further S106 contributions for the scheme. However, this request was considered to be unreasonable and did not meet the terms of existing legislation.

The Committee acknowledged the need for increasing the number of dwellings whilst not increasing the land available for development due to the prevailing economic conditions and

RESOLVED

That the application be approved as detailed in the report.

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BR/366/10 – Demolition of existing store and multi storey car park, garages to rear of Queensway and buildings 60-64. Erection of new Supermarket, retail units, car parking and deck parking with associated trolley bays and cycle parking provision (resubmission of BR/88/09), Wm Morrison Supermarkets plc, 30 Bedford Street, Bognor Regis Having received a report on the matter, the Committee was advised by the Strategic Development Planner that further negotiations needed to be undertaken with the applicant to obtain a total eco friendly green roof as the plans only showed a partial green roof. If the application was approved it was therefore suggested that the decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, pending the successful outcome of these further negotiations. Members supported this course of action.

In discussing the item further, a concern was raised regarding the proposal to convert the public toilets in close proximity to the present store into a retail unit, particularly as it was felt that the facilities to be provided within the new store were not satisfactory. Advice was given by the Strategic Development Planner that the Council would need to enter into negotiations with the applicant regarding the lease on the Bedford Road Public Conveniences as, from a planning point of view, there was no reason to object to the proposal.

The Committee

RESOLVED

That the application be approved as detailed in the report, with the decision to be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, following negotiation with the applicant with respect to the eco friendly green roof.

(Prior to consideration of the following application, Councillors Biss and Haymes had declared a personal interest as the applicant was known to them. Councillor Biss left the meeting and took no part in the debate and vote. Councillor Haymes remained in the meeting and took part in the debate and vote.)

CM//1/11 – Demolition of 5 No. existing B2 commercial buildings and erection of 1 No. new commercial building (this application is a departure from the Development Plan), Ryebank Farm, Gravetts Lane, Climping Having received a report on the matter, together with the officer's written report update detailing additional conditions restricting the use of the building; additions to sections of the report included in the agenda; and conditions regarding the public sewers, and a verbal update that the dimensions of the

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proposed building was 16m x 30m and not as set out in the agenda, and that Condition 5 on the update should refer to B2 and not D2 use, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to Condition 5 being amended to refer to B2 use.

EP/131/10 – Erection of a single detached dwelling and associated car parking. Repositioning of caravan pitches – resubmission of EP/40/10, East Preston Sailing Club, Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing additional information and the deletion of Condition 5 on the basis that the proposal would be acceptable for occupation as an unrestricted dwelling, together with an additional condition relating to removal of permitted development rights for the house, a concern was raised that this proposal would have a detrimental impact on the amenities of the adjacent neighbours and would change the character of the area. Further discussion centred round the removal of Condition 5 as it was felt that this should be reinstated, if approval was granted, to protect and safeguard the site for the future.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to the reinstatement of Condition 5 to read:-

“The occupation of the dwelling shall be limited to a person solely or mainly employed as a site manager for the adjacent caravan site, including any dependents of such a person residing with him or her, or a widow or widower of such a person.

Reason: The site lies within an established caravan site and has a limited residential curtilage area and is only acceptable on the basis that its use is linked to the adjoining site in accordance with policy GEN7 of the Arun District Local Plan.”

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FP/6/11 – Two storey rear extension. Gable extension to front to include 2 balconies, Seacroft, Outram Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

FP/28/11 – Erection of new garage, Pear Tree Cottage, 7 Vicarage Lane, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/10/11 – Single storey extension to existing house and replacement detached garage, 36 Langbury Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing a revised plan and resultant amended condition and a letter of objection, the Committee

RESOLVED

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

LU/5/11 – Conversion of shelter to kite surfing centre (D2) including café facilities (revision of LU/173/10 , Seating Shelter, The Promenade, Sea Road, Littlehampton Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

P/123/10 – Demolition of 1 No. 3 bedroom bungalow and detached garage. Revised proposal for the erection of 1 No. 4 bedroom bungalow (resubmission of P/108/10), 56 East Front Road, Pagham Having received a report on the matter, together with the officer's verbal advice that an additional condition should be attached to any permission relating to first floor accommodation, the Committee

RESOLVED

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

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“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no first floor accommodation shall be created internally within the roof void without the prior permission of the local planning authority on an application on that behalf.

Reason: To protect the character of the area in accordance with Policies GEN7 and AREA1 of the Arun District Local Plan.”

(The meeting concluded at 5.26 p.m.)