

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

9th March 2011 at 2.30 p.m.

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

[Note: Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 733 to 736 (part) and Minute 740 (from Planning Application AW/295/10).]

Councillors Mrs Brown, R. Brown, Buckland and Ms Kerley were also present for part of the meeting.

733. CHANGE TO THE ORDER OF THE AGENDA

Prior to commencement of the meeting, the Chairman advised the meeting that Planning Application AL/119/10 would be called forward on the Agenda and dealt with as the first item of business following approval of the Minutes from the previous meeting. This was due to staff illness.

734. DECLARATIONS OF INTEREST

Councillor Mrs Stainton gave notice of a prejudicial interest in Agenda Item 9, Planning Application AL/119/10, as she had been lobbied by and given advice to the applicant. She stated that she would leave the meeting during its consideration and would take no part in the debate or vote but that she would speak to the item, as was her right.

735. MINUTES

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

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736. PLANNING APPLICATION

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

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 on the matter, together with the officer's written report update detailing an additional representation received and, following some discussion by Members, a request was made for a site visit to be undertaken to assess the impact of the proposal on the rural setting of the locality. In addition, it was suggested that Members could visit a nearby site, also owned by the applicant, to see just how well that site was maintained and landscaped and to compare the two settings. The Committee therefore

RESOLVED

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

737. PREVIOUSLY DEFERRED APPLICATIONS

Report of the meeting of the Post Committee Site Inspection Panel - B/36/10 – Revisions to tree house refused under reference B/1414/10, Thomas Cottage, 104 The Splash, Wepham

Having received a report from the Site Inspection Panel, the Committee

RESOLVED

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

Report of the meeting of the Post Committee Site Inspection Panel – BE/143/10 – To attach to the gable wall a single storey extension with a pitched roof incorporating windows and doors, plus rear dormer, 17 Frandor Road, Bognor Regis

Having received a report from the Site Inspection Panel, the Committee

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RESOLVED

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

P/92/10 – Development of 12 dwellings, together with associated access, parking, open space, hard and soft landscaping, Kings Haven, 42 Kings Drive, Bognor Regis

As a result of Members' concerns expressed at the meeting held on 9th February 2011, this application had been deferred for further negotiation with the applicant in order to seek amendments to the proposed layout of Plot 5 to improve the relationship with the adjoining property, 36 Apple Grove, through resiting. In addition, more accurate plans had been requested and these had been provided, showing the property accurately and amending the siting of Plot 5 in response to the comments made. A report update was circulated at the meeting which set out the detail and response to a further representation received since publication of the Agenda.

Following discussion, the Chairman expressed her appreciation that the applicant had taken on board the concerns expressed in relation to the property at 36 Apple Grove and the Committee then

RESOLVED

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

738. PLANNING APPEALS

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

739. TREE APPLICATIONS

FN/93/10/T – Various tree surgery, Woodland r/o 3, 4 and 7 Convent Gardens, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/6/11/T – Fell 1 No. Sycamore Tree, 11 Acorn End, Bognor Regis
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

740. PLANNING APPLICATIONS

Y/1/11 – Replacement dwelling (This is a Departure from the Development Plan), The Brickfields, Hoe Lane, Flansham Having received a report on the matter, the Committee

RESOLVED

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

“The application is subject to a Section 106 Legal Agreement with regards to an affordable housing contribution.”

WA/72/10 – Siting of temporary dwelling for owner’s occupation in connection with equine livery and breeding business, Gustone Farm, Barnham Lane, Walberton Having received a report on the matter, together with the officer’s verbal update that, if approved, Condition 1 should be deleted and replaced with Condition 4, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to deletion of Condition 1 to be replaced by Condition 4.

M/4/11 – First floor extension over existing ground floor lounge, 5 Ancton Way, Elmer Sands, Middleton on Sea Having received a report on the matter, together with advice this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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(Councillor Buckland spoke to the following application as Ward Member.)

LU/1/11 – Placing of tables, chairs and 5 No. pedestrian screens/barriers on the public highway immediately to front of shop, 55 High Street (Costa Coffee), Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/16/11/A – 1 No. Non-illuminated fascia sign, 1 No. flag and 2 No. wall mounted board signs, The Ticket Office, The Promenade, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report,

EG/87/10 – Single storey rear extension and alterations to front porch, Hamilton, Church Lane, Eastergate Having received a report on the matter, together with the officer's written report update detailing additional representations received and resultant informative at the request of Southern Water, the Committee

RESOLVED

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

BR/24/11 – Renewal of unimplemented planning permission BR/57/08 for the erection of 1 No. 2 bedroom house, 193 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's verbal update that an additional informative be placed on any approval relating to affordable housing contribution, the Committee

RESOLVED

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

“The application is subject to a S106 Legal Agreement with regards to an affordable housing contribution.”

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BR/345/10 – Demolition of 5 No. 2 storey rows of chalets and construction of new hotel with associated car parking, landscaping, security kiosk and creation of new access from the High Street, Butlins, Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing amendments to Conditions 2 and 4, and verbal advice that a legal agreement would be entered into, the Committee participated in a full debate. Concerns were raised regarding site access and egress; the effect of increased traffic in the locality; potential impact on Hotham Park House and the Conservation Area; and the height of the proposed hotel. However, the overall view of Members was one of support for the application and the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/140/10 – Introduction of a restaurant at ground floor and part first floor and reinstatement of two apartments – one at first floor and one at second floor, 61 High Street, Arundel Having received a report on the matter, together with the officer's written report update detailing substitute plans and resultant amended condition 2, the Committee

RESOLVED

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

AB/141/10/L – Application for Listed Building Consent for the introduction of a restaurant at ground floor and part first floor and reinstatement of two apartments – one at first floor and one at second floor, 61 High Street, Arundel 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 Mrs Brown spoke to the item as Ward Member.)

AW/295/10 – Demolition of existing church and erection of 10 No. new terraced houses with associated car parking and landscaping, St Michaels and All Angels Church, Queens Field East, West Meads, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing amended plans and amendments to conditions and

verbal advice that an informative relating to a Section 106 agreement with regards to affordable housing, County infrastructure and public open space contributions would need to be attached to any approval, comments were made by Members that this scheme would be out of character and an over intensive form of development with inadequate parking provision. Moreover, the use of a terraced design was considered to be inappropriate.

The Head of Development Control advised the Committee that the local authority had a duty to use land as efficiently as possible and it was the view of officers that this scheme met that criteria and was not an overly dense form of development, particularly as the properties had significant rear gardens and a car parking space each. It was felt that the unique shape of the site lent itself to a linear form of development and that a design similar to other parts of the estate could not be replicated here.

However, Members did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

“The provision of 10 dwellings in a terraced form with inadequate car parking, represents an overdevelopment of the site out of character with the West Meads Estate and contrary to the aims and objectives of PPS1, PPS3 (June 2010), together with Arun District Local Plan Policy GEN7.”

AL/13/11 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for temporary change of use for a five year period to operate a soils and aggregate recycling facility using mobile plant. This application will be determined by West Sussex County Council, Slindon Bottom Gravel Pit, Slindon Bottom Road, Aldingbourne Having received a report on the matter, together with the officer’s written report update detailing an additional letter of representation, the Committee

RESOLVED

That no objection be raised.

(The meeting concluded at 5.26 p.m.)