

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

10<sup>th</sup> August 2011 at 2.30 pm

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

Councillor D Maconachie was also present during the meeting.

218. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application LU/163/11 had been withdrawn from the Agenda.

219. APOLOGIES FOR ABSENCE

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

220. DECLARATIONS OF INTEREST

No declarations were made.

221. MINUTES

The Minutes of the Special meeting held on 13<sup>th</sup> July 2011 were approved as a correct record and signed by the Chairman, subject to the amendment of Councillor Bower's declaration at Minute 138 [Declarations of Interest] to change the words "as a result" in the 6<sup>th</sup> line of the last paragraph on page 91 (page 4 of the agenda) to read "**in respect of**".

The Minutes of the regular meeting held on 13<sup>th</sup> July 2011 were also approved as a correct record and signed by the Chairman.

222. APPEAL FOR NON DETERMINATION OF PLANNING APPLICATION P/15/11 – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT BUNGALOW, 11 WEST FRONT ROAD, PAGHAM

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.

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In receiving a presentation on the application, the Committee was also referred to the officer's written report update detailing comments from the Principal Ecologist at West Sussex County Council.

Following consideration, the Committee

RESOLVED

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

223. APPEAL FOR NON DETERMINATION OF PLANNING APPLICATION WA/29/11 – APPLICATION FOR REMOVAL OF CONDITIONS 2 AND 3 FOLLOWING GRANT OF PLANNING PERMISSION WA/70/68, LAKE LANE NURSERY, PARK ROAD, 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.

Having discussed the merits of the application in some detail and sought further clarification from the officers, the Committee

RESOLVED - That

(1) the application would have been approved as detailed in the report; and

(2) the Inspector be advised that the Committee would also have been minded to accept the applicant's offer to accept a condition, subject to the test of Circular 11/95, to restrict the use of the building to horticultural use only.

224. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 6 appeals that had been heard.

225. PLANNING APPLICATIONS

A/81/11 – Outline application with some matters reserved for one new 4 bedroom house with integral garage, on site at southern end of Old Mill Lane, Angmering, with access from High Street and Old Mill Lane, Land South of Mill Cottage, Old Mill Lane, High Street, Angmering Having received a

report on the matter, together with the officer's written report update detailing a correction to the planning application report, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to a Section 106 Agreement.

BE/72/11 – External wall insulation and render finish, Tamarisk and Laurel Grove, North Bersted, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/58/11 – Replace 3 No. existing estate entrance gates (this application also falls within the Parish of Rustington), North end of The Ridings and Angmering Lane and east end of Tamarisk Way, East Preston Having received a report on the matter, together with the officer's written report update detailing 5 further letters of support and 2 further letters of objection, the Committee

RESOLVED

That the application be refused as detailed in the report.

EP/62/11 – Replacement of garage by two storey extension and replacement of existing covered way to west of house by conservatory style utility room, 26 Vicarage Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing the receipt of amended plans; amendments to sections of the planning application report; and 2 letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/78/11 – Reduce existing fencing by removal of 1 full panel and 1 half panel to the front of the property and 2 panels to the rear of the property, 2 Triton Place, Felpham The Committee received a report on the matter, together with the officer's written report update proposing a revision to the wording of condition 5 as set out on the committee report to read:

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*"Within one month of the date of this permission all conifer and any other species of hedge planting outside of the boundary of the fencing hereby approved forming an enclosure of open land to the south shall be removed. The land is to be restored and thereafter there shall be no planting at anytime to form an enclosure of the land which shall remain permanently open to public view."*

Having discussed the merits of the application in some detail and sought further clarification from the officers, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the revised condition 5 with the additional verbal alterations to read:

*Within one month of the date of this permission being implemented all conifer hedging and any other species of hedge planting outside of the boundary of the fencing hereby approved forming an enclosure of open land to the south shall be removed. The land is to be restored and thereafter there shall be no planting at any time to form an enclosure of the land which shall remain permanently open to public view.*

H/4/11 – Erection of a 2 storey side extension to the west elevation together with a 2 storey rear extension with basement below to replace existing extension. Erection of a garden wall to the east boundary. (This application lies within the South Downs National Park Authority), The Hollow, Houghton, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/99/11 – Change of use from (A1) kiosk to (A3) café to include replacing timber boarded front elevation with glazing and fit security shutters to door and window openings. Re-site fryer flue and install flag pole and install 2 No. toilets and storage unit at rear, West Beach Café, Rope Walk, Littlehampton In considering the officer's report, questions were asked about the storage arrangements at the site that could not be answered at the meeting. Therefore, the Committee

RESOLVED

That the application be deferred for further information.

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LU/163/11 – front extension to provide extended kitchen and new porch, 35 The Estuary, Littlehampton The Chairman reconfirmed that this application had been withdrawn.

(The meeting concluded at 4.45 pm)