

DEVELOPMENT CONTROL COMMITTEE

5th October 2011 at 2.33 pm

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

[Note: Councillor McDougall was absent from the meeting during consideration of Minute 348 – Application PA/12/11 (part) to Minute 349)].

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

340. CHANGE TO THE ORDER OF THE AGENDA

The Chairman advised that she was going to defer consideration of Agenda Item 7 (Minded Decision – Appeal for Non-Determination – AL/53/11 (Resubmission of Planning Application, AL/111/10) with Revised Access Arrangements, 15 Ivy Close, Aldingbourne) to the end of the meeting.

341. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications A/109/11, A/110/11/CA and LU/217/11/A had been withdrawn from the Agenda and would not be considered at this meeting.

342. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Hall and Charles.

343. DECLARATIONS OF INTEREST

Councillors Mrs Maconachie and Mocanachie declared their personal interests in Agenda Item 11, Planning Application BR/219/11 (1 The Steyne, Bognor Regis) as they lived in the vicinity of this application. Councillors Mrs Maconachie and Maconachie stated that they would stay in the meeting and would debate and vote on this item.

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344. MINUTES

The Minutes of the meeting held on 8th September 2011 were approved as a correct record and signed by the Chairman.

345. PREVIOUSLY DEFERRED APPLICATIONS

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. Resite fryer flue and install flag pole and install 2 No. toilets and storage unit at rear, West Beach Café, Rope Walk, Littlehampton

Members were reminded that this matter had been deferred from the meeting held on 10th August 2011 for further information regarding the disposal and storage of waste at the premises. Additional investigation had now been undertaken and, as all relevant departments within the Council had raised no objection to the siting of the bins, the application was recommended for approval, subject to amendment of Condition 3 as outlined in the report.

Following consideration, the Committee

RESOLVED

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

346. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 7 appeals that had been heard.

347. TREE APPLICATION

AB/76/11/TC – Fell 1 no. Bay Tree within the Arundel Conservation Area, 33 High street, Arundel Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Council's Arboriculturist, the Committee

RESOLVED

That no objection be raised, as detailed in the report.

348. PLANNING APPLICATIONS

AW/155/11 – New driveway and hardstanding, 9 Kingsway, Bognor Regis Having received a report on the matter, the Committee participated in a full debate as this retrospective application fell within the Craigweil House Conservation Area. Members expressed their concerns that this application did not comply with the Article 4 Direction which had been adopted by the Council back in November 2010, as the size of the replacement driveway/hardstanding was such that it had a detrimental impact on the visual amenity of this Conservation Area. Discussion also focused on the fact that as this was a retrospective application and the driveway/hardstanding had already been constructed, the option to negotiate with the Council on the size or look of the driveway was not now an option. The Team Leader gave advice on a number of the points that had been raised but the Committee still had concerns over the size of the paved area which covered a large proportion of the front garden which they saw was in conflict with the Article 4 Direction in place. A request was made for a site visit to be undertaken so that the Committee could assess the impact of the driveway on the locality. Having been duly proposed and seconded, the proposal was not supported by the Committee when put to the vote.

Following further discussion, the Committee did not accept the Officer's recommendation to approve. The Chairman then called a short adjournment to proceedings to enable reasons for refusal to be drawn up. The Committee then

RESOLVED

That the application be refused for the following reason:

The aims and intentions of the Craigweil Conservation Area Article 4 Direction is to enable the Council to retain control so that each proposal for hardstanding can be considered on its own merit having regard to the sensitivity of the site within the special qualities of the Craigweil Conservation Area which include the relative absence of paved front areas. The retrospective nature of this application has failed to provide the Council with this opportunity and the proposed hardstanding is considered to be excessive in site coverage failing to provide sufficient relief in the form of green areas. The works are considered to result in a harsh hard landscaped form of development which is considered detrimental to the character and appearance of the Conservation Area contrary to PPS 1, PPS5 and policies GEN7 and AREA2 of the Arun District Local Plan 2003.

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A/109/11 – Demolition of existing 3 bedroom house and attached 2 bedroom bungalow, games room, double garage, stable and outbuildings and erection of new 5 bedroom house with indoor swimming pool, 6 attached garages, plant room and gardener's garage and workshop, Tall Trees, High Street, Angmering Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

A/110/11/CA – Application for Conservation Area Consent for demolition of existing 3 bedroom house and attached 2 bedroom bungalow, games room, double garage, stable and outbuildings, Tall Trees, high Street, Angmering Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

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 on the matter, the Committee expressed its concern over the actual height of the proposed extension and the potential for ongoing car parking problems, due to the combination of residential and commercial traffic using and parking in the area. Due to these concerns, a request was made for a site visit to be undertaken. The Committee therefore

RESOLVED

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

BR/146/11 – Children's two storey playhouse (Resubmission of BR/17/110, 48 Corbishley Road, Bognor Regis Having received a report on the matter, the Committee expressed concern that despite the relocation of the playhouse to the rear of the garden, its height was still obtrusive and would detrimentally impact the privacy of nearby residents. The Committee did not accept the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reason:

“The playhouse structure would have a detrimental impact on the residential amenities of the occupiers of neighbouring dwellings by reason of overlooking, loss of privacy and noise and disturbance due to its siting, size and bulk, contrary to Policy GEN7 of the Arun District Local Plan.”

BR/148/11 – Application under Regulation 4 of the Town and Country Planning General Regulations 1992 to convert Glenlogie from a house of Multiple Occupancy into 8 self-contained apartments with associated external works. Demolition of Wee Glenlogie (also known as 10a and 10b) and the construction of 2 dwellings with parking in the rear garden, Glenlogie and Wee Glenlogie, Clarence Road, Bognor Regis Having received a report on the matter, together with the officer's written report update advising that the S106 for affordable housing had now been signed and agreed, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillors Mrs Maconachie and Maconachie re-declared their Personal Interests made at the start of the meeting and remained in the meeting and took part in the debate and the vote.)

(Councillor Mrs Warr spoke to the following application as a representative of Bognor Regis Town Council.)

BR/219/11 – Convert trading area to 2 No. studio flats. Relocate bin stores approved under planning application BR/8/10 (Resubmission of planning permission BR/133/11), 1 The Steyne, Bognor Regis Having received a report and a verbal update from the Team Leader with regard to a slight change to some external features, the Committee expressed concern that this application was out of character with the Conservation Area and that due to its prominent location, along the seafront, the ground floor should remain as a bar/restaurant and tourism venue. The Head of Development Control was able to advise the Committee that this site fell outside of the Bognor Regis Master Plan Designated Area as concerns had been expressed by the Committee that the site fell within the Bognor Regis Master Plan and so would be against what was contained within one of the Council's own strategic policies. He also advised that the premises had been vacant and marketed for several years with no success.

Following further discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

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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 on the matter, the Committee expressed its concern over the increased size and relocation of the replacement Garden Room and that it now looked more like a house than a garden room. Concerns were also expressed over window location and the proposed facilities that could be classed as capable of independent occupation. Due to the concerns expressed, a request was made for a site visit to be undertaken. The Committee therefore

RESOLVED

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

The Chairman then called a short adjournment to the meeting.

EP/69/11 – Replace existing external staircase, 54-76 Orchard Road, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/65/11 – Extension to rear of hotel providing conference facilities and 6 guest bedrooms, Beachcroft Hotel, Clyde Road, Felpham Having received a report on the matter, together with the officer's written report update detailing representations received from the District Coastal Engineer and additional information from the applicant relating to parking at the site, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/121/11 – Two storey rear extension. Roof dormer to front. Resubmission following FP/6/11, Seacroft, Outram Road, Felpham Having received a report on the matter, discussion focused on the size and location of the dormer window and whether this could inflict an invasion of privacy onto nearby neighbours. The Team Leader gave advice on the points that had been raised and stated that the plans submitted had been assessed and that

although there would be some overlooking this would not be to the point that it could be classed as unacceptable. As the Committee had difficulty in determining from the plans the exact location of the dormer, a request was made for a site visit to be undertaken. Having been duly proposed and seconded, the proposal was not supported by the Committee when put to the vote.

As some doubt was raised as to the correctness of the plans, the Head of Development Control suggested and it was duly proposed and seconded by the Committee to defer consideration of this application and that the applicant's architect be requested to provide clearer plans. The Committee

RESOLVED

That the application be deferred so as to request clearer plans of the proposal and enable the application to be returned to the next available Development Control Committee for a decision to be made.

FP/133/11 – Balcony to front elevation, Sea Breeze, Sea Road, Felpham Having received a report on the matter, the Committee expressed concern about the height, size and siting of the balcony that had already been erected which it felt severely affected the neighbouring properties. The Committee

RESOLVED

That the application be refused as detailed in the report.

LU/179/11 – Change of use and conversion of curtilage listed barn to B1 office use (Amendments to LU/360/10), Toddington House, Toddington Lane, Wick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/180/11/L – Application for Listed Building Consent for change of use and conversion of curtilage listed barn to B1 office use (Amendments to LU/361/10/L, Toddington House, Toddington Lane, Wick Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

LU/217/11/A – 2 No. non-illuminated changeable advertising banner boards on south elevation of building, Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

(Prior to consideration of the following application, Councillor Northeast declared a Personal Interest as he shared the same Ward as the Councillor who had submitted this application on behalf of the Littlehampton Sea Scouts.)

LU/229/11 – Extension boat house to existing hall for boat storage on site of hardstanding. Building will be steel frame and cladding, Gordon Hall, Lineside Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/60/11 – Single storey extension and detached garage, 19 Greenways, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

PA/12/11 – Retention of existing caravan permanently on the site. This application lies within the South Downs National Park Authority, Wychway Farm, Selden Lane, Patching Having received a report on the matter, the Committee entered into a detailed discussion regarding Condition 1 if it chose to approve this application. Views were expressed over what the applicant had said when she had spoken in support of her application as this had related to a separate matter which the Head of Development Control confirmed would need to be the subject of a separate application. The Head of Development Control reminded the Committee that its decision today needed to be based upon whether the existing caravan should be permanently based on this site. Some Members asked if Condition 1 could be amended to make it specific to the applicant. The Team Leader and Planning Solicitor responded stating that this was not possible as Condition 1 was

governed by Circulars 11/95 and 1/06 which specified that personal permissions were not normally allowed to be imposed and needed to reflect the Gypsy status of the applicant. Discussion then turned to whether this application would have a detrimental impact on immediate neighbours and that as a Local Planning Authority the Council had a responsibility to promote peaceful integration with the settled community. Reference was also made to the fact that the Council needed to be mindful of its duty to make a contribution to Gypsy & Traveller accommodation needs. Following further discussion, as the Committee felt that the applicant would not present any form of material harm to the area or its nearby neighbours, it discussed the merits of issuing a temporary permission for the next 24 months. As this application fell within the South Downs National Park Authority area, the application would by then need to be determined by the Park at the end of this proposed two year period as the Council had given the South Downs National Park Authority notice that it would be terminating its agreement with them in one year's time. Following further discussion, the Committee could not accept the Officer's recommendation to approve the site as a permanent pitch but agreed that permission be given on a temporary basis for a period of 24 months and Condition 1 of this approval be amended accordingly. This amendment having been proposed and seconded was supported by the Committee when put to the vote.

The Committee therefore

RESOLVED

That this permission be granted on a temporary basis for a period of 24 months and so the permission be approved on this basis and as detailed in the report.

Y/27/11 – New dormer window and conservatory to front elevation, including changing width of 1 No. window on side elevation, new roof light and internal alterations, 1 Laburnum Cottage, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/28/11/L – Application for listed building consent for a new dormer window and conservatory to front elevation, including changing width of 1 No. window on side elevation, new roof light, internal alterations and relocation of SVP, 1 Laburnum Cottage, Main Road, Yapton Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

Y/36/11 – Residential development consisting of 1 No. detached dwelling, Rear of 2 & 4 Gladstone Road, Yapton Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2 regarding approved plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

349. PREVIOUSLY DEFERRED APPLICATIONS

APPEAL FOR NON DETERMINATION – AL/53/11 – RESUBMISSION OF PLANNING APPLICATION AL/111/10 WITH REVISED ACCESS ARRANGEMENT, 15 IVY CLOSE, ALDINGBOURNE

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. The Committee expressed its view that this was an unacceptable garden development which would detrimentally impact the local community by harming the character and appearance of the area. Concerns were particularly expressed over the proposal to partly remove a section of the flint wall which was a key feature of Westergate Street. Due to the strength of feeling expressed, the Committee agreed that reference to the flint wall should be added into Condition 1 to read "***which would remove part of a valuable flint wall and generally landscaped frontage***".

Following consideration of the item, the Committee

RESOLVED

That the application would have been refused, as detailed within the report, with amended wording to Condition 1 to read "The proposal by reasons of the subdivision of the existing garden and resultant uncharacteristically small and cramped plot would result in a form of overdevelopment ***which would remove part of a valuable flint wall and generally landscaped frontage*** and introduce an undesirable and alien

precedent in the rear gardens along the Westergate frontage which would be contrary to the aims and objectives of GEN 7 of the Arun District Local Plan 2003 and PPS3 Housing (June 2010) and associated ministerial statements which seek to avoid residential garden land development where it would be out of character with the area. Furthermore, by reason of scale, height and its close proximity to adjoining properties the proposal would have an adverse unneighbourly impact detrimental to the living conditions of the occupiers of these properties contrary to the policies previously outlined”.

APPEAL FOR NON DETERMINATION – AL/54/11 – ERECTION OF 1 NO. 3 BEDROOM CHALET COTTAGE WITH COMPLETE CLOSURE OF LAYBY (RESUBMISSION OF AL/111/10, 15 IVY CLOSE, ALDINGBOURNE

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 just considered application AL/53/11, the Committee expressed the same views and requested that the same comments with regard to the part removal of the flint wall be added to Condition 1 of the recommendation.

The Committee therefore

RESOLVED

That the application would have been refused, as detailed in the report, with amended wording to that proposed in Condition 1 to read “The proposal by reasons of the subdivision of the existing garden and resultant uncharacteristically small and cramped plot would result in a form of overdevelopment **which would remove part of a valuable flint wall and generally landscaped frontage** and introduce an undesirable and alien precedent in the rear gardens along the Westergate frontage which would be contrary to the aims and objectives of GEN 7 of the Arun District Local Plan 2003 and PPS3 Housing (June 2010) and associated ministerial statements which seek to avoid residential garden land development where it would be out of character with the area. Furthermore, by reason of scale, height and its close proximity to adjoining properties the proposal would have an adverse unneighbourly impact

Subject to approval at the next Committee meeting

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detrimental to the living conditions of the occupiers of these properties contrary to the policies previously outlined”.

(The meeting concluded at 6.10 pm)