

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

27th April 2011 at 2.30 p.m.

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

[Note: Councillor Evans was absent from the meeting during consideration of the matters referred to in Minutes 841 to 848 (up to Planning Application R/5/11).]

841. APOLOGIES FOR ABSENCE

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

842. DECLARATIONS OF INTEREST

There were no declarations of interest made.

843. MINUTES

The Minutes of the meeting held on 6th April 2011 were approved as a correct record and signed by the Chairman.

844. SOUTH DOWNS NATIONAL PARK AND REPRESENTATIONS RELATING TO DEVELOPMENT AT COURTWICK

The Chairman agreed that these issues could be raised as matters of urgency as Members needed to be informed of the relevant issues.

Firstly, the Head of Development Control advised the Committee of the process that was now in place since the formalisation of the South Downs National Park on 1st April 2011, which would be dealing with approximately 4000 planning applications a year. Under the s.101 agency agreement, this Council would be acting as the National Park's agent and would be making decisions on its behalf, having taken account of the need to:-

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- (1) conserve and enhance the natural beauty, wildlife and cultural heritage of the area: and
- (2) promote opportunities for the understanding and enjoyment of the Park's special qualities by the public.

Members were also advised that the Park Authority had the ability to use call-in procedures but it was envisaged that these would only be used in connection with applications of significance and further details would be provided as and when exercised by the National Park. Additionally, in the event that an officer recommendation was overturned, resulting in appeal costs against the Council, the National Park would not reimburse the costs in those circumstances.

A meeting would be arranged in the near future for Members to meet and be briefed by Mr Mike Bleakley of the National Park.

Secondly, Members were requested to forward any letters of representation they might receive in respect of the development at Courtwick, Littlehampton, to the relevant case officer and to not enter into direct communication with the correspondents.

845. PREVIOUSLY DEFERRED APPLICATION

BR/164/10 – Outline Planning Application for redevelopment of existing office accommodation and parking area by means of 13 two bed flats with parking, Belmont Lodge, Belmont Street, Bognor Regis

This matter had been deferred from the meeting held on 9th December 2010 to enable officers to negotiate with the applicant the size, scale and design of the proposed flats. A detailed illustrative plan had been submitted showing a more traditional scheme than that previously proposed and the Committee was requested to reconsider the application in light of this. Members were also reminded that that this was an outline application dealing with layout and scale only.

However, in the course of the debate, some Members expressed their concern that the resubmitted plans were still not satisfactory, particularly in light of the regency building that was being replaced and the street scene in general. It was therefore suggested that the matter be deferred for further negotiations with the applicant. The Committee therefore

RESOLVED

That the application be deferred to enable further negotiations to be undertaken with the applicant and that a street scene be provided for the next meeting.

846. PLANNING APPEALS

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

847. TREE APPLICATIONS

M/20/11/T – Fell 1 No. Sycamore tree, 14 Ilex Way, Bognor Regis
Having received a report on the matter, together with the officer's written report update detailing further comment from the District Arboriculturist, the Committee

RESOLVED

That the application be approved as detailed in the report.

848. PLANNING APPLICATIONS

W/1/11 – Replacement of 2 glasshouses with office building for use in connection with current educational units on site and horticultural activities. (This application falls within the South Down National Park Authority), Yeomans Nursery, Sefton Lane, Warningcamp Having received a report on the matter, together with the officer's verbal update on a late letter of representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/5/11 – 1.8m high trade lap panel fence to East boundary, 2 Broadmark Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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R/35/11 – Proposed extensions and roof modifications to enlarge dwelling (resubmission following R/285/10), 17 Cudlow Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing a correction that Rustington Parish Council did not object to the application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

RESOLVED

That the application be approved as detailed in the report.

LU/8/11 – Revised application (siting and accommodation) following approval of LU/316/09 for 2 no. semi-detached bungalows and associated site works, Part of 3 & 5 Harting Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/49/11 – Change of use from B1/B2/B8 industrial use to D2 Gymnasium for cheerleading team training, Units C&D Lineside Industrial Estate, Arndale Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a response of 'No objection' from Littlehampton Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

H/1/11 – Re-erection of 2 barns and 2 sheds (This application falls within the South Downs National Park Authority), Redundant Farm Buildings (South Lane Barn) South Lane, Houghton Having received a report on the matter, together with the officer's written report update detailing the National Park objectives, the Committee

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RESOLVED

That the application be approved as detailed in the report.

BR/30/11 – Change of use from A1 to Car Showroom, 73-75 Aldwick Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/63/11 – Two storey rear extension, Gable Cottage, West Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AL/21/11 – Applications for outline planning permission with some matters reserved for the erection of 1 No. 2 bedroom starter home, Land adjacent to 7 Beech Close, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing further representations received and a consultation response from Southern Water, concerns were raised that this proposal would adversely affect the setting of the general character of the area and the nearby listed building in particular. Further concerns were raised in respect of access and traffic issues but the Head of Development Control advised that County Highways had raised no objection to the proposal.

Following consideration, the Committee did not accept the officer recommendation to approve and therefore

RESOLVED

That the application be refused for the following reasons:-

“1. The proposal by reason of the subdivision of the existing garden and resultant uncharacteristically small and cramped plot would result in a form of overdevelopment which would be contrary to the aims and objectives of GEN7 of the Arun District Local Plan 2003 and PPS3 Housing (June 2010) and associated ministerial statements and which seeks to avoid residential garden land development where it would be out of character with the area.

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2. The proposed dwelling by reason of its close proximity to the adjoining listed building is considered to be an obtrusive and undesirable intrusion detrimental and harmful to the setting of the listed building, contrary to PPS1 Delivering Sustainable Development and PPS5 Planning for the Historic Environment.”

AL/108/10 – Renewal of unimplemented planning permission AL/77/07 for a new 3-4 bedroom house, 15 Barnetts Field, Westergate Having received a report on the matter, Members were of the view that circumstances had changed since the Inspector’s decision to allow this proposal at appeal, particularly with reference to PPS3. It was felt that the proposal was excessive development, with very limited amenity area, and that the grounds for refusal for the previous application were still relevant. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

“The proposal by reason of the subdivision of the existing garden and resultant uncharacteristically small and cramped plot would result in a form of overdevelopment which would be contrary to the aims and objectives of GEN7 of the Arun District Local Plan 2003 and PPS3 Housing (June 2010) and associated ministerial statements which seeks 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 the adjoining property, the proposal would have an adverse unneighbourly impact detrimental to the living conditions of the occupiers of that property, contrary to the policies previously outlined.”

849. THANKS

As this was the last meeting of this administration, the Chairman took the opportunity to wish Councillor Mrs Olliver well as she had been unable to attend the meeting due to being in hospital. She expressed the Committee’s good wishes for Councillors Mrs Olliver and Butler as they were not standing for re-election and she thanked them for their valuable contribution to its working.

The Chairman passed on her good luck wishes to Members for the forthcoming election and also thanked officers for their support in the smooth running of the Committee.

(The meeting concluded at 4.35 p.m.)