

DEVELOPMENT CONTROL COMMITTEE

9th December 2010 at 2.30 p.m.

Present : Councillors Mrs Hall (Chairman), Mrs Goad (Vice-Chairman), Biss, Bower, Mrs Bower, Evans, Mrs Harrison, Mrs Hazlehurst, Ms Kerley (substituting for Councillor Mrs Stainton), Oliver-Redgate (substituting for Councillor Haymes), Mrs Olliver, Steward and Wiltshire.

[Note: Councillor Wiltshire was absent from the meeting during consideration of the matters referred to in Minutes 486 to 491 (part – up to Planning Application BR/254/10).]

486. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Haymes, Mrs Maconachie, and Mrs Stainton.

487. DECLARATIONS OF INTEREST

There were no declarations of interest made.

488. MINUTES

The Minutes of the meeting held on 10th November 2010 were approved as a correct record and signed by the Chairman.

489. PLANNING APPEALS

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

The Cabinet Member for Planning was pleased to advise the Committee that the decision regarding the appeal against Planning Application FG/23/10, Jenkins Yard, Glenbarrie Way, Ferring for 39 proposed dwellings had just been received. The appeal had been dismissed, which vindicated the stance the Committee had taken that the strategic gap had to be protected.

Development Control
Committee – 09.12.10.

490. TREE APPLICATIONS

AW/212/10/T – Remove deadwood material over 25mm to 1 No. Corsican Pine, sectional fell to 1 No. Monterey Cypress to leave a low stump and sectional fell to 1 No. Leyland Cypress to leave a low stump, 12a Gossamer Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/259/10/T – Reduce height by 30% and cut back from car park to 1 No. Tamarisk Hedge, Land between Nyewood Lane and Silverston Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional representation of support received, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/37/10/T – Various tree surgery, The Firs, Roundstone Lane, Angmering Having received a report on the matter, a request was made that the application be deferred to enable the Arboricultural Officer to inspect the trees. As it was unclear whether the Arboricultural Officer had already visited the site, it was agreed that, had he done so, it would not be necessary to defer the application and the Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to the Arboricultural Officer visiting the site.

491. PLANNING APPLICATIONS

AW/244/10 – Provide ramp to the front door for wheelchair access, 18 Raleigh Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/164/10 – Outline planning application for redevelopment of existing office accommodation and parking area by means of 13 No. 2 bed flats with parking, Belmont Lodge, Belmont Street, Bognor Regis Having received a report on the matter, the Committee participated in a detailed debate which centred on concerns expressed that, although this was not a listed building, it was a building of significance to the character of Bognor Regis and it was felt that its demolition would affect the visual amenity of the area. Members also put forward views that the design of the building set out in the plans of the proposal were not in keeping with Belmont Street and were in fact better suited to the seafront. It was felt that the building could be retained (together with the flint wall) and adapted for multiple occupation, either as flats or as three separate dwellings, which was seen as a far more acceptable option for development of the site.

The Head of Development Control and the Planning Team Leader both gave advice to the effect that this was an outline application relating to scale and layout only and that the present building could in fact be demolished with no requirement for planning permission. If Members were minded to refuse the proposal, then reasons would have to be put forward that could be substantiated at appeal.

In discussing the matter, it was suggested and agreed that the matter should be deferred to enable officers to renegotiate with the applicant and put forward the views of the Committee regarding the size, scale and design of the development. The Committee then

RESOLVED

That the application be deferred to enable officers to renegotiate with the applicant regarding the size, scale and design of the proposed flats.

BR/208/10 – Demolition of double garage and erection of 3 No. 1 bed apartments, within single 3 storey building on land adjacent to 45 Glamis Street (Revised description and address; resubmission of BR/312/09), 45 Glamis Street and land fronting Lyon Street, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and substitute plans and a verbal correction given regarding the outline of the site as detailed in the Agenda, views were expressed that this proposal did not accord with Planning Policy Statement 3 (PPS3) due to recent changes made. It was felt this was a cramped form of development and the demolition of the garages for more flats would further exacerbate the problem of on street parking in this area.

Development Control
Committee – 09.12.10.

The Head of Development Control and the Planning Team Leader reminded Members that the principle of development had been approved in 2006 and this, together with the fact that PPS3 required efficient use of land, officers felt was sufficient to warrant a recommendation of approval for the proposal.

However, Members not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

“The proposed plot by reason of its uncharacteristically small size, together with the proposed building, would result in a cramped form of overdevelopment which would be contrary to the aims and objectives of PPS3 (June 2010) and associated ministerial statements which seek to avoid residential development where it would be out of character with the area.

BR/254/10 – Revision to approved Planning Application BR/152/10 (Proposed residential development comprising 2 no. detached dwellings with associated parking), 14 Ivydale Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/208/10 – Extend loft storage enclosure by 900mm. Revision of planning application FP/55/09, 6 Davenport Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/216/10 – Porch replacement and bathrooms and roof extension, 11 The Loop, Felpham Having received a report on the matter, Members were advised the proposal was not subservient or visually integrated and, following consideration, the Committee

RESOLVED

That the application be refused as detailed in the report.

FN/63/10 – Extensions and alterations including a dormer window with balcony to rear, dormer window to side and raised decked area to rear, 42 Cross Lane, Findon Having received a report on the matter, together with the officer's written report update detailing substitute plans received and resultant amended condition, the Committee

RESOLVED

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

F/22/10/TEL – Application for prior notification of the removal of the existing 15 metre high monopole mast and its replacement with a new 15 metre high monopole mast complete with 3 No. antennas, the installation of radio equipment within the existing cabinet and development works ancillary thereto, Land at Wicks Farm, South of Ford Lane, Ford Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

LU/313/10 – Single storey extension to side and front elevation, extension of roof above existing garage and conversion of garage to bedroom, 1 The Estuary, Littlehampton Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/332/10 – Provide ramped access to the front to enable wheelchair access to the property, 4 Loudoun Road, Littlehampton Having received a report on the matter, together with verbal advice that this was a Council application, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 09.12.10.

492. PRE-APPLICATION ADVICE FEES

The Committee received and noted a report which set out the detail of amendments to the Pre-Application Advice Schedule of Charges to come into effect on 1st January 2011, when the VAT increase was also due to be implemented. The amendments were as a result of three anomalies that had come to light since the system had gone live, namely relating to an increase in an enquiry for a change; a change to the fee for a shop front; and a change to the fee for one or two new residential dwellings.

493. TELECOMMUNICATIONS OPERATORS ANNUAL ROLL OUT PLANS

The Committee received a report which set out the detail of the Annual Roll Out Plans received from telecommunications operators regarding mobile networks and was advised that this year, in most parishes, there were no requirements to new sites.

Following consideration, and as Members had no comment to make, the responses that would be sent to Operators relating to their Roll Out Plans would be on a without prejudice basis and would state that, in principle, the Local Planning Authority had no objections to the installation of new equipment on existing installations or upgrades at existing sites, since this would be preferable to new installations on alternative sites.

494. EXEMPT INFORMATION

The Cabinet

RESOLVED

That under Section 100A(4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

495. ENFORCEMENT MATTERS (Exempt – Paragraph 5 – Information relating to Legal Proceedings)

ENF/266/10 – Alleged unauthorised new shop front, Wick News, 137 Wick Street, Littlehampton Having received a report on the matter, the Committee

Subject to approval at the next Committee meeting

371

Development Control
Committee – 09.12.10.

RESOLVED

That no enforcement action be taken in respect of the breach of planning control as it is not expedient to do so in the absence of harm to the local amenity. The failure to comply with the terms of the Breach of Condition Notice will be revealed on CON/29/R when a Local Land Charges search is undertaken.

(The meeting concluded at 4.55 p.m.)