

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

3rd March 2010 at 2.30 p.m.

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

Note: Councillor Oliver-Redgate was absent from the meeting during consideration of the matters referred to in Minutes (from Applying FG/165/09) to

787. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Gammon and Mrs Stainton.

788. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 9, Planning Application LU/20/10, as a member of the Littlehampton Regeneration Subcommittee which had considered the item.

789. MINUTES

The Minutes of the meeting held on 3rd February 2010 were approved as a correct record and signed by the Chairman.

790. REPORT OF THE MEETING OF THE POST COMMITTEE SITE INSPECTION PANEL – AW/211/09 – CONSTRUCTION OF A 4 BED DETACHED HOUSE WITH INTEGRAL GARAGE, LAND ADJACENT TO 16 WYCHWOOD CLOSE, ALDWICK

Having received a report from the Post Committee Site Inspection Panel, together with the officer's written report update detailing deletion of Condition 3 as an acceptable landscaping plan had been submitted and a verbal update on a late representation received, the Committee accepted the Panel's unanimous decision to approve the application and

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RESOLVED

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

791. PLANNING APPEALS

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

The Cabinet Member for Planning highlighted the recent ruling to dismiss an appeal for the Chalcraft Nursery site and thanked all those who had been involved in this extremely successful outcome of the Council's decision to not approve the application for development of the site.

792. TREE APPLICATION

AW/1/10/T – Fell 2 x Macrocarpa trees on north eastern boundary of site, Palm Close, 130 Barrack Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

793. PLANNING APPLICATIONS

AL/78/09 – Outline application for residential development of 2 No. starter homes, Garden adjacent to The Gatehouse, Lidsey Road, Westergate Having received a report on the matter, concerns were expressed about the access to car parking on the site due to the close proximity of the railway crossing and that vehicles must not reverse out onto the highway. An assurance was given that when the application came to the reserved matters stage, a turning area for vehicles would be requested at that time. The Committee then

RESOLVED

That the application be approved as detailed in the report.

AL/131/09 – Demolish garage, utility room and conservatory. Construct ground floor extension and new first floor extension, Shangri-La, Hook Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/242/09 – Demolition of existing dwelling and erection of new 3 storey block of 7 flats containing 5 x 2 bedroom and 2 x 1 bedroom flats with car parking and bin and cycle stores, 115 Aldwick Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/4/10 – Continuance of use without compliance with condition No. 6 imposed under planning reference A/17/08 to allow for industrial B8 use, The Vinery, Arundel Road, Poling Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/136/09 – Outline application for the erection of 1 No. 4 bedroom detached house with integral garage, Land South of Mill Cottage, Old Mill Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways and Angmering Parish Council; and a further representation received, and a verbal update that Conditions and Informatives would need to be added to any approval following the comments from County Highways and the Parish Council, a request was made that an additional Informative should be added advising that any builders or contractors vehicles must use Darlington Close to gain access to the site. The Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to the addition of the following:-

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Condition 6: Before the dwelling hereby permitted is occupied, details for the storage and position of bins for the new dwelling shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents in accordance with Arun District Local Plan Policy GEN7.

Condition 7: The driveway hereby permitted shall be constructed in a bound material only.

Reason: To prevent loose material being carried onto Darlington Close, in the interests of highway safety in accordance with Local Plan Policy GEN7.

Condition 8: The dwelling shall not be occupied until cycle parking spaces have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of cycles in accordance with Policy GEN7 of the Arun District Local Plan.

Informative: With regard to the provisions under the Wildlife and Countryside Act 1981, the applicant is advised that should a protected grass snake or other reptile species be discovered, work must stop and advice sought from Natural England. The applicant may wish to support the detailed application with a specific reptile survey to satisfy any concerns.

Informative: The applicant is advised to contact the proprietor of Darlington Close to obtain formal approval to carry out the site access works on the highway.

Informative: Construction traffic shall not gain access to the site from Old Mill Lane. Access shall only be from Darlington Close.

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BR/2/10 – Rear single storey extension and two storey side extension with replacement front boundary wall, 40 Marshall Avenue, Bognor Regis
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/153/09 – Application for variation of condition 17 and removal/variation of condition 23 imposed upon application BR/60/08 for erection of 36 Sheltered Apartments (Category II), House Manager's accommodation, communal facilities and car parking, 262 Hawthorn Road, Aldwick, Bognor Regis Having received a report on the matter, together with the officer's written report update correcting the increase to the affordable housing contribution; amendment to wording of Conditions 16 and 22; and completion of the S106 Unilateral Undertaking, the Committee

RESOLVED

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

BR/282/09 – Conversion of house to form two flats, 77 Collyer Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an objection from Bognor Regis Town Council and the agent's response to that objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/298/09 – Erect chain link fencing 2.7m high around part of south boundary and for all of west boundary of existing indoor bowling club, Arun District Indoor Bowling Club, Nyewood Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an informative and additional condition relating to the plans submitted, the Committee

RESOLVED

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

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BR/302/09 – Raise roof of three bed chalet bungalow to form five bedroom house, Suncroft, Swansea Gardens, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/305/09 – Change of use from offices to flat, Alma Place, Lennox Street, Bognor Regis Having received a report on the matter, a comment was made that there was no space for cycle storage at the site and that Condition 2 was therefore superfluous. The Committee agreed and

RESOLVED

That the application be approved as detailed in the report, subject to deletion of Condition 2.

FP/6/10 – Introduction of temporary storage container into storage yard of commercial premises, Norfolk House, Felpham Road, Bognor Regis Having received a report on the matter, the Committee participated in a detailed debate which weighed up the visual impact of the container on the area and the effect of refusal on a local business in the present very difficult economic climate. The Head of Development Control and the Planning Team Leader both advised Members of the Development Plan Policies that had been taken account of in forming the officer's recommendation to refuse the proposal, bearing in mind the prominent location of the site and its proximity to a residential area. Advice was also given as to why it was not felt appropriate to recommend a temporary permission as an application to extend that temporary permission would be difficult to defend at appeal should the Council wish to refuse it at that time.

However, Members were of the view that this was an exceptional circumstance and that the viability of the business was clearly a consideration. It was considered important to assist a local company to stay in business during the economic downturn being experienced, particularly to safeguard 13 local jobs, and that permission should be granted, subject to the following:-

- limiting any permission to a temporary period of 18 months and stipulating that the container must be removed from the site on expiry of the permission;
- putting in place screening which must be agreed in consultation with the Local Planning Authority;
- the colour of the container to be approved by the Local Planning Authority;

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- approval to be subject to a personal permission, the plans submitted and an Informative advising that permission was being granted in conflict with policy due to the exceptional circumstances relating to the particular business requirements of the applicant in the current economic climate.

The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be approved, subject to the following:-

Condition 1: The storage container and the works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending 4th September 2011.

Reason: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period.

2. The permission for the introduction of temporary storage container into storage yard of commercial premises shall enure solely for Mr L.D. Oldcorn.

Reason: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period.

3. Within 1 month of the date of the decision notice, details of the type and colour of the paint for the storage container and the design of a screen to hide the container shall be submitted in writing to the Local Planning Authority. These details of a paint and screen shall be implemented in their full entirety within 2 months of the date of the written approval of these details by the Local Planning Authority.

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Reason: In the interests of visual amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

4. This permission relates to the following approved plans:

OS Sitemap/Location Plan received 9th January 2010-03-09
OS Sitemap/Block Plan received 9th January 2010-03-09
Elevations Drawing No. Edition 1 Sheet 1 received 9th January 2010

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

Informative: Summary of Reasons for Grant Article 22(1)
General Development Procedure Order 1995

Summary: This temporary planning permission is granted because of circumstances relating to the current economic climate and the business viability of the occupier. It is felt that these considerations outweigh the visual impact considerations contained within the policies listed below.

Relevant Policies:
Local Plan: GEN7
National Policies: PPS1, PPS4

This is only a summary of reasons for granting to comply with Article 22.

FP/189/09 – Renewal of unimplemented planning permission FP/244/06 for 9 No. 2 bedroom and 2 No. 3 bedroom apartments, Summerley Corner (South side), Limmer Lane/Summerley Lane, Felpham Having received a report on the matter, together with the officer's written report update detailing 3 additional conditions required by the Environment Agency, the Committee

RESOLVED

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

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FP/196/09 – Variation of Conditions 3,4,5,6,7,9 in that they will only apply when commencement of the development of Sea Grit. These conditions will not apply to the refurbishment of Sea Lodge and Sea Bank, Sea Lodge, Sea Bank and Sea Grit, Outram Road, Felpham Having received a report on the matter, together with the officer's written report update detailing the addition of informatives to the recommendation, the Committee

RESOLVED

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

The Chairman then called a short adjournment to the meeting.

FG/165/09 – Amendments to previously approved planning application FG/165/08 – Roof alterations together with rear extension and detached garage to front of property, 39 Ferringham Lane, Ferring 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 item, Councillor Bower had declared a personal interest and remained in the meeting and participated in the debate and vote.)

LU/20/10 – Removal of existing benches and shelters on seafront promenade. Replacement with single bench structure from East Beach Café to rear of concessions adjacent to Harbour park (sited along southern boundary with existing dwarf wall). Erection of two new public shelter structures – Amendment to LU/247/09, Littlehampton Promenade, Littlehampton Having received a report on the matter, together with the officer's written report update detailing no objection from the Town Council, Members were advised that this was an amendment to the previous permission granted last year and the change related to the materials to be used for the slats on the bench. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/317/09 – Change of use of shop (A1) to a coffee shop (mixed A1/A3), 55 High Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/323/09 – Change of use of field from overflow car park to pedal go kart leisure facility. Facilities will include grass track surrounded by recycled tyres and 6m x 3m shipping container for storage of karts. Two flagpoles to display the Union flag, Overflow Car Park Field between Pitch and Putt and Littlehampton Sports Dome, off Norfolk Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a letter of representation received and a verbal update that the applicant was not pursuing placement of the flagpoles and, should they wish to, an application for Advertisement Consent would be required, a request was made that, should the enterprise cease to operate, the ground should be returned to its original use within three months. The Committee then

RESOLVED

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

Condition 8: In the event that the use hereby permitted should fail or cease within 3 months from the date of cessation, all structures or paraphernalia associated with the use shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity in accordance with Local Plan Policy GEN7.

M/3/10 – Application under Reg. 3 of the Town & Country Planning General Regulations 1992 for continued use of fenced open compound to store coast protection materials as originally consented M/3/04, Land adjacent to Sheepwash Barn, Worms Lane, Middleton on Sea Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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P/97/09 – Application for a new planning permission to replace extant permission P/144/06 for agricultural building, Sefter Farm, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/104/09 – Replacement of existing sub standard bungalow (Resubmission following previous refusal P/64/09), 74 Pagham Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/82/09 – Demolition of existing property and replacement with a new detached dwelling. Amendment to previously approved application WA/76/07, Lake Copse, Binsted Lane, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

794. DEVELOPMENT MANAGEMENT: PROACTIVE PLANNING FROM PRE-APPLICATION TO DELIVERY

The Committee received a report from the Deputy Director of Planning and Housing Strategy which put forward suggested responses to a consultation paper from the Department of Communities and Local Government in respect of Development Management: Proactive Planning from Pre-Application to Delivery.

Following consideration, the Committee

RESOLVED

That the Government's development management approach be agreed and that the draft planning policy statement and draft policy annexes are acceptable, subject to the responses to the questions 12, 14, 15 and 17 as detailed in the report.

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795. IMPROVING ENGAGEMENT BY STATUTORY AND NON-STATUTORY CONSULTEES

The Committee received a report from the Deputy Director of Planning and Housing Strategy which put forward suggested responses to a consultation paper from the Department of Communities and Local Government in respect of Improving Engagement by Statutory and Non-Statutory Consultees.

Following consideration, the Committee

RESOLVED

That the recommended responses to the consultation questions as outlined at Appendix 1 to the report, be approved.

796. COMMUNITIES AND LOCAL GOVERNMENT DOCUMENT "IMPROVING THE USE AND DISCHARGE OF PLANNING CONDITIONS"

The Committee received a report from the Deputy Director of Planning and Housing Strategy which put forward suggested responses to a consultation paper from the Department of Communities and Local Government in respect of Improving the Use and Discharge of Planning Conditions.

Following consideration, the Committee

RESOLVED

That the recommended responses to the consultation questions as outlined at Appendix 1 to the report, be approved.

(The meeting concluded at 5.25 p.m.)