

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

3rd February 2010 at 2.00 p.m.

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

Councillors Mrs Brown and R. Brown were in attendance for part of the meeting.

693. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications AB/136/09/T and Y/70/09 had been withdrawn from the Agenda.

694. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Gammon.

695. DECLARATIONS OF INTEREST

Councillors Bower, Mrs Olliver and Mrs Stainton gave notice of a personal interest in Agenda Item 8, Planning Application AL/113/09, as Chairman and members respectively of the Policy Site 6 Advisory Group which had also considered this matter.

Councillor Wiltshire gave notice of personal interests in Agenda Item 8, Planning Application EG/67/09 as his sister was employed at the Croft Surgery; and Planning Application LU/315/09/A as a member of the Planning and Transport Committee of Littlehampton Town Council.

696. MINUTES

The Minutes of the meeting held on 14th January 2010 were approved as a correct record and signed by the Chairman.

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697. PLANNING APPEALS

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

698. TREE APPLICATION

AB/136/09/T – To fell 10m strip around the boundary of the woodland to prevent damage to adjoining houses. The large Oak trees in this strip will be inspected and deadwooded. Any small Oak will be respaced. The area cleared will be maintained as a woodland habitat – Stewards Copse, Bordering A27 west of Arundel and Dukes Close, Arundel Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

699. PLANNING APPLICATIONS

Y/70/09 – Outline application for demolition of existing industrial units with 7 x 3 bedroom 2.5 storey houses and small commercial/retail unit with 2 bed apartment over and access to Main Road via Kings Close, Works Site, Kings Close, Yapton Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.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 Wiltshire had declared a personal interest and remained in the meeting and took part in the debate and vote.)

LU/315/09/A – 1 No. non-illuminated 6.7m tall canopy sign, Travis Perkins Site, New Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/316/09 – 2 No. semi-detached bungalows and associated site works, Part of 3 & 5 Harting Road, Littlehampton Having received a report on the matter, together with the officer's written report update advising that the density should read 36 dwellings per hectare, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/333/09 – Extend existing end of terrace house to accommodate 2 No. 2 bed flats plus parking, 34 Gosden Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/65/09 – To replace the existing antenna support pole surmounting the tower, install three UHF Panel antennas, one 0.75m VSAT dish antenna and a replacement equipment cabin for the Digital Switchover (DSO), Arqiva Transmitting Station, High Salvington Reservoir, West Hill, Findon Having received a report on the matter, the Committee was reminded that any decision should be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, as the statutory publicity period did not expire until 5th February 2010. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the decision being delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, as the statutory publicity period does not expire until 5th February 2010.

FG/143/09 – Single storey side extension, rear conservatory, rebuild garage and new loft conversion, 60 Beehive Lane, Ferring Having received a report on the matter and advice that the agent for the applicant worked for Arun District Council and that this was the reason the application had been included in the Agenda, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Wiltshire had declared a personal interest and he remained in the meeting and took part in the debate and vote.)

EG/67/09 – Outline application for a new medical centre incorporating pharmacy retail unit (Class A1) and other ancillary uses together with access off Barnham Road and associated car parking (This application is a departure from the Development Plan), Land adjacent to the Croft Surgery, Barnham Road, Eastergate Having received a report on the matter, together with the

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officer's written report update detailing an additional letter of objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/276/09 – Conversion of garage to annexe to accommodate a young person leaving care (supported lodgings), 17 Church Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional condition to be attached to any approval relating to the annexe being used solely in conjunction with the main dwelling house, the Committee

RESOLVED

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

BE/119/09 – Proposed two storey extension (resubmission following BE/79/09), 1 Stroud Green Drive, Bersted, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

At the request of the Chairman, the Committee agreed to a change to the order of the Agenda to enable the Ward Member, Councillor Mrs Brown, to arrive and speak on Application AW/211/09.

(Prior to consideration of the following application, Councillors Bower, Mrs Olliver and Mrs Stainton had declared a personal interest and remained in the meeting and took part in the debate and vote.)

AL/113/09 – Alterations to the approved road design forming a 500m length of the Bognor Regis Northern Relief Road (BRNRR) – Reserved Matter Application Ref:FP/220/07. (This application affects a Public Right of Way and also falls within the Parish of Yapton), Land north of Felpham, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing no objection from Middleton on Sea Parish Council, the Committee

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RESOLVED

That the application be approved as detailed in the report.

AL/114/09 – Proposed tourist units in redundant farm building – amendment to AL/92/08 (in lieu of the B1 use approved) – This application is a Departure from the Development Plan, New House Farm, Norton Lane, Aldingbourne Having received a report on the matter, together with the officer's verbal update that 6 letters of support had been received and that the structural survey now submitted indicated that the building was unsuitable for the proposed use, the Committee

RESOLVED

That the application be refused as detailed in the report, subject to amendment of the reason for refusal to take account of the structural survey now submitted to read:-

“.....No satisfactory structural survey has been submitted.....”

AW/221/09 – Rear single and two storey extension, 27 Grange Court, Aldwick, Bognor Regis 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 application, Councillor Mrs Brown, as Ward Member, spoke to the item.

During the course of consideration of the following application, Councillor Wiltshire declared a personal interest as the Council's representative on the Conservation Area Advisory Committee. He remained in the meeting and took part in the debate and vote.)

AW/211/09 – Construction of a 4 bed detached house with integral garage, Land adjacent to 16 Wychwood Close, Aldwick Having received a report on the matter, the Committee was reminded that this application was almost identical to a previous approval on application AW/112/05 which was still 'live' and could be implemented with immediate effect. The view of officers was that, although the site was now within the recently designated Conservation Area, the proposal was in keeping with the character and

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appearance of the locality and as such had an officer recommendation to approve.

In considering the matter, some Members expressed concerns that the previous approval on the site had been granted prior to the area being designated a Conservation Area and that this change could be of sufficient weight as to affect this new application. It was therefore agreed that a site inspection should be undertaken to properly assess the impact of the proposal on the locality. The Committee therefore

RESOLVED

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

(The meeting concluded at 4.20 p.m.)