

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

13th April 2010 at 2.30 p.m.

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

889. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Gammon and Wiltshire

890. DECLARATIONS OF INTEREST

Councillor Mrs Maconachie gave notice of a personal interest in Agenda Item 8, Planning Application BR/8/10, as she lived in the vicinity of the site.

Councillor Mrs Stainton gave notice of a prejudicial interest in Agenda Item 8, Planning Application AL/32/10, as the applicant was a personal friend. She stated that she would leave the meeting during its consideration.

891. MINUTES

The Minutes of the meeting held on 31st March 2010 were approved as a correct record and signed by the Chairman, subject to a correction under Minutes 883, Planning Application BN/27/09, that under proposed reason for refusal 4, it should read "The Section 106 Agreement is not completed at this **stage.**"

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892. REPORT OF THE MEETING OF THE POST SITE INSPECTION PANEL – FG/5/10 – SINGLE STOREY FRONT AND REAR EXTENSION. ROOF ALTERATIONS TO CREATE 1ST FLOOR ACCOMMODATION INCLUDING NEW HALF HIPS TO GABLE END WALLS AND DORMER WINDOWS TO FRONT AND REAR ELEVATIONS, 9 SARK GARDENS, FERRING

The Chairman agreed that this matter could be dealt with as a matter of urgency as the report could not be prepared in time for inclusion in the agenda and a decision was required of the Committee prior to the next meeting.

Having received a report on the matter, the Committee did not accept the Panel's recommendation to approve the application as set out in the officer's report. Discussion on the matter highlighted a view expressed that the proposal was too large for the site and would be unneighbourly and in conflict with Policy GEN7 and Policy DEV19 of the Arun District Local Plan. The Committee therefore

RESOLVED

That the application be refused for the following reason:-

The proposal, if permitted, would result in a form of overdevelopment having regard to the character of the area and the impact upon neighbouring properties. It is therefore contrary to Local Plan Policies GEN7 and DEV19.

893. REPORT OF THE MEETING OF THE POST SITE INSPECTION PANEL – FG/18/10 – TWO STOREY EXTENSION AND INTERNAL ALTERATIONS (RESUBMISSION OF FG/132/09), 11 CHALET ROAD, FERRING

The Chairman agreed that this matter could be dealt with as a matter of urgency as the report could not be prepared in time for inclusion in the agenda and a decision was required of the Committee prior to the next meeting.

Having received a report on the matter, the Committee accepted the Panel's recommendation to not accept the officer's recommendation to approve the application. The Panel felt that the proposal was too far forward of the general street line and would be incongruous within the street scene. The Committee then

RESOLVED

That the application be refused for the following reason:-

By reason of its mass, scale, height and position, the 2 storey extension would represent an overly dominant form of development resulting in an unsatisfactory relationship with the existing dwelling and would appear obtrusive within the street scene to the detriment of the character of the locality. It would therefore conflict with Policy GEN7 of the Arun District Local Plan.

894. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 1 appeal that had been heard.

895. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Mrs Stainton had declared a prejudicial interest and left the meeting and took no part in the debate or vote.)

AL/32/10 – Amendments to approved application AL/131/09 with enlarged garage/utility room extension and projecting first floor extension above porch/hall, Shangri-La, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer's verbal correction that the statutory period would not expire until 29th April 2010, the Committee

RESOLVED

That the application be approved as detailed in the report and that, owing to the statutory period not expiring until 29th April 2010, the decision to be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman.

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

BR/8/10 – Alteration to create smaller commercial premises and new flat on ground floor. Sub-divide first floor flat to provide 2 No. flats, 1 The Steyne, Bognor Regis Having received a report on the matter, together with verbal advice from the Planning Team Leader that negotiations had been undertaken with the applicant for removal of the balcony and veranda feature of the proposal as it was considered to be out of keeping with the building, Members were advised that the applicant had agreed to this but substitute plans had not as yet been received. Environmental Health had raised

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concerns regarding noise and hours of operation and the Planning Team Leader further advised that building regulations would require noise insulation to be installed and that Environmental Health legislation would cover hours of operation. Following clarification of refuse and cycle provision and general comments regarding the history of the site and reference to the Bognor Regis Masterplan, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to removal of the balcony and veranda.

EG/10/10 – Change of use from dwelling to rest home, 104 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a consultation response from Southern Water and consequential additional informative, Members were informed that the site was situated within the Barnham Drainage Consultation Area and, as such, consultation had to be undertaken with the Environment Agency regarding the proposal. It was therefore proposed that the decision should be delegated to the Assistant Director of Planning and Housing Strategy in consultation with the Chairman and that if the EA raised an objection the application would be refused.

In discussing the application, a point was made regarding the poor quality of the plans and it was agreed that a letter would be sent to the applicant highlighting Members' concerns.

A further point was made that the Wildlife Informative was not included within the recommendations and a request made that this be added to any approval given.

Following consideration, the Committee

RESOLVED - That

(1) the application be approved as detailed in the report, subject to addition of the Wildlife Informative; and

(2) following the outcome of discussions with the Environment Agency, the decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, and that decision be to refuse should the Environment Agency raise an objection to the application.

K/5/10 – To construct a new guest wing extension, to infill existing garage space to form new utility room, to take down existing dilapidated garden shed and re-build to include for additional 50% storage area (resubmission following K/23/09), Sea Barn, Brookside Road, Kingston Gorse
It was agreed that this application would be considered prior to K/4/10/L, the Listed Building Consent. Having received a report on the matter, a request was made for a site visit to take place to assess how the proposal would sit in the area but, having been proposed and seconded, the vote was tied and the Chairman used her casting vote and the request was refused.

In considering the matter further, concerns were raised that a drainage pond had been filled in at the site and this appeared to be causing flooding problems in the immediate vicinity. It was agreed that the issue would be raised with the Council's own Engineering Section to follow up on.

The Committee

RESOLVED

That the application be approved as detailed in the report.

K/4/10/L – Application for Listed Building Consent to construct a new guest wing extension, to infill existing garage space to form new utility room, to take down existing dilapidated garden shed and re-build to include for additional 50% storage area – resubmission following K/24/09/L, Sea Barn, Brookside Road, Kingston Gorse Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/50/10/PO – Application for discharge of planning obligation dated 1st August 1986 imposed on planning permission LU/283/85 limiting occupancy to persons of state pensionable age, 16 Madehurst Court, Gloucester Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representation and consultation responses received and verbal advice that this was a staff application, concerns were expressed that a discharge of the planning obligation could cause problems for a number of residents who had specifically bought their properties because the planning obligation was in place.

In discussing the matter further, advice was given by the Planning Solicitor regarding a view that the planning obligations were obsolete due to

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market conditions; changes to the County Council parking standards; measures that could be taken to prevent noise and nuisance through covenants, Antisocial Behaviour legislation and Noise Abatement Notices; and the right of appeal of the applicant to the Lands Tribunal. It was felt that clarification was required as to just how many flats within the scheme retained the planning obligation and how many had had it removed. The Committee therefore

RESOLVED

That the application be deferred for a further report to be presented to a future meeting which would provide more detail with regard to the situation of existing planning obligations within the complex.

LU/54/10 – Change of use of rear section of shop (A1) to 1 No. 1 bed flat (C3) and internal alterations, 9 Arundel Road (Rent a Film), Littlehampton
Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/63/10 – Outline application for the erection of 24 dwelling houses with new access off Hearnfield Road, Land to the south of Hearnfield Road, Wick, Littlehampton
Having received a report on the matter, together with the officer's written report update detailing additional information and representations and consultation responses received and amended conditions, and verbal advice that the Town Council had raised no objection to the proposal, the Committee was reminded by way of the report that there must be satisfactory receipt of a Section 106 Unilateral Undertaking by 14th June 2010 for infrastructure, provision of affordable housing and open space and play provision. If no Section 106 Unilateral Undertaking was received by that date then the application was to be refused on the grounds of lack of infrastructure, open space, play provision and affordable housing commuted sums. In addition, as the Statutory Publicity Period did not expire until 15th April 2010, it was requested that the decision be delegated to the Assistant Director of Planning Services, in consultation with the Chairman.

The Committee

RESOLVED - That

(1) the application be approved as detailed in the report and the officer report update and, as the Statutory Publicity Period did not expire until 15th April 2010, the decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman;

(2) if no Section 106 Unilateral Undertaking is received by 14th June 2010 for infrastructure, provision of affordable housing and open space and play provision, the application to be refused.

LU/364/09 – Redevelopment of vacant former public house to incorporate the following: 1. Retention and conversion of main pub building to provide ground and part first floor serviced office together with conversion of upper parts and eastern wing to form three new residential units as 2 x 2 bed maisonettes and 1 x 3 bed house; 2. Extension of northern wing, raising the roof by 900mm to provide additional first floor office space; 3. Erection of 3 new 3 bed houses on land to the north of the existing building, 10 East Street, Littlehampton The Committee received a report on the matter, together with the officer's written report update detailing additional information and an additional condition relating to compliance with the Flood Risk Assessment. The Planning Team Leader verbally informed Members that, should they be minded to approve the application then, prior to the issue of any decision notice and in accordance with PPS25, the Environment Agency would need to be reconsulted to ascertain whether they might require any further conditions or indeed removal of conditions on the decision notice. In consequence, a request was made that, following the response from the Environment Agency, any decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and that the decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman, to take account of a further response from the Environment Agency.

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LY/2/10 – Alterations to existing building to provide internal access to existing apartments and to enlarge and resite 2 No. two bed houses approved under LY/20/09, Thelston House Apartments, Crossbush Lane, Lyminster Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/36/10 – Outline application with landscaping reserved for demolition of existing building and replacement with 9 affordable houses and 2 affordable disabled bungalows, with 17 car spaces and associated hardstanding, The Fletchers Arms, Station Road, East Preston Having received a report on the matter, together with the officer's written report update detailing a representation from Rustington Parish Council, Members were reminded that the commuted sum payment in respect of open space provision must be received by 24th May 2010. If no such payment was received by that date then the application was to be refused on the grounds of lack of open space commuted sums.

Following consideration, the Committee

RESOLVED - That

- (1) the application be approved as detailed in the report; but
- (2) if no open space commuted sums are received by 24th May 2010, the application to be refused.

(The meeting concluded at 4.40 p.m.)