

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

26<sup>th</sup> May 2010 at 2.30 p.m.

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

Councillor Elkins was present for part of the meeting.

55. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application AW/68/10/T had been withdrawn from the Agenda.

56. WELCOME

The Chairman welcomed Councillor Mrs Bower as a new member of the Committee.

57. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Olliver.

58. DECLARATIONS OF INTEREST

Councillor Mrs Goad gave notice of a personal interest in Agenda Item 10, Planning Applications AL/3/10 and AL/19/10, as the applicant was well known to her.

59. MINUTES

The Minutes of the meeting held on 13<sup>th</sup> April 2010 were approved as a correct record and signed by the Chairman.

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60. START TIMES

The Committee

RESOLVED

That the start times for meetings for the remainder of 2010/11 be 2.30 p.m.

61. REPORT ON A PREVIOUSLY DEFERRED APPLICATION – LU/50/10/PO – APPLICATION FOR DISCHARGE OF PLANNING OBLIGATION DATED 1<sup>ST</sup> AUGUST 1986 IMPOSED ON PLANNING PERMISSION LU/283/85 LIMITING OCCUPANCY TO PERSONS OF STATE PENSIONABLE AGE, 16 MADEHURST COURT, GLOUCESTER ROAD, LITTLEHAMPTON

This application had been deferred from the meeting held on 13<sup>th</sup> April 2010 for further detail to be provided with regard to the situation of existing planning obligations within the complex and this report, together with the officer's written report update detailing corrections to the report, set out the information, as requested.

Following consideration, the Committee

RESOLVED

That the application be approved.

62. PLANNING APPEALS

There were no appeals listed for noting by the Committee.

63. TREE APPLICATIONS

AW/68/10/T – Fell one Willow tree and replace with a smaller species, Pebble Bay, 54 Kingsway, Craigweil, Aldwick Having received a report on the matter, the Committee were advised that it had been withdrawn from the Agenda.

64. PLANNING APPLICATIONS

R/59/10 – Erection of 3 No. 3 bed dwellings, Land to the rear of 13-17 North Lane accessing Wendy Ridge, Rustington Having received a report on the matter, together with the officer's written report update detailing amendment to Condition 2, the Committee

RESOLVED

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

P/36/10 – Demolition of existing dilapidated dwelling and the erection of a new bungalow with access, 80 Harbour Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/39/10 – To erect a standard 12ft (3.66m) by 8ft (2.44m) garden shed in the back garden to be used as a wildlife unit. Shed front height 6ft 7inches (2.00m). Shed back height 6ft (1.82m), 31 Fitzalan Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/49/10 – Change of use from B1 office to revert back to former use as a residential property, 34 New Road, Littlehampton Having received a report on the matter, the Planning Team Leader highlighted that, as the site was within Flood Zone 3 and the requirement for a Flood Risk Assessment had not been met, the Environment Agency had raised an objection to the proposal. In discussing the matter, Members were uncomfortable with the officer recommendation to refuse as they felt the applicant should be given further opportunity to provide a Flood Risk Assessment. The Committee therefore

RESOLVED

That the application be deferred to enable the applicant to be given the opportunity to provide a Flood Risk Assessment.

LU/51/10 – Change of use and conversion of offices at first and second floor level to form 4 No. self contained flats, 18-22 High Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/80/10 – Construct log cabin in rear garden, 9 Maltravers Drive, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response; additional representation received; amended conditions relating to amended plans submitted; and advice regarding the statutory publicity period not expiring until 9<sup>th</sup> June 2010 so any decision to be delegated to the Assistant Director of Planning and Housing Strategy in consultation with the Chairman, the Committee

RESOLVED

That the application be approved as detailed in the report and that, owing to the statutory publicity period not expiring until 9<sup>th</sup> June 2010, the decision be delegated to the Assistant Director of Planning and Housing Strategy in consultation with the Chairman.

K/7/10 – Construction of second floor extension with flat roof, addition of first floor balcony access to existing sun deck, garage extension with new porch, Chelsfield, 53 Coastal Road, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Councillor Elkins, as Ward Member, spoke to the following application.)*

FG/23/10 – Thirty nine proposed dwellings (This application is a Departure from the Development Plan), Jenkins Yard, Glenbarrie Way, Ferring Having received a comprehensive report on the matter, together with aerial photographs showing the locality of the site and its disused nature, the Strategic Development Planner particularly highlighted that (i) the Council was unable to demonstrate a 5 year housing land supply; (ii) the difficulty being experienced in progressing a number of strategic sites in the District with regard to development; (iii) the County Council's support for the proposal and that it had raised no objections on highway grounds; and (iv) officers were of the view that the impact of the proposal was acceptable and would not cause harm to the objectives of the relevant policies.

Members participated in a lengthy debate which covered a number of issues relating to:-

- Play provision, and where off site money would be directed
- The prospect that Regional Spatial Strategies and the South East Plan would (in the opinion of Members) be abolished shortly
- The view expressed that Strategic Gaps were sacrosanct and must be kept
- Concern that the site proposed no footpaths for pedestrians
- Lack of infrastructure
- Glenbarrie Way being an unadopted road and concerns about the increase in traffic that would be generated along its route and into Langbury Lane

Both the Strategic Development Planner and the Head of Development Control addressed all the issues raised at the meeting. Strong advice was given that, although Members had expressed serious concerns about the highways infrastructure and the lack of footpaths within the site, West Sussex County Highways were the technical experts and had supported the scheme and the Committee would have to provide clear evidence to justify any reason for refusal on those grounds.

The Strategic Development Planner also explained that:-

- on-site play provision was provided and would be equipped but that it was marginally short of the required standards;
- the firm view was that this site made no contribution to the character of the area, settlement or the Strategic Gap;
- the scheme was specifically designed to be a 'shared surface' design where conflict between cars and pedestrians was designed in to ensure lower vehicle speeds and equal priority. This was in accordance with a vast amount of design guidance and that the fact that services in Ferring were on the other side of the railway line was typical of numerous settlements in the District.

On being put to the vote, the Committee did not accept the officer recommendation to approve and therefore

#### RESOLVED

That the application be refused for the following reason:-

"The application site is located outside of the defined built up area and within the Strategic Gap where the countryside is protected and new development is strictly controlled. The proposals represent a significant encroachment into the

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Strategic Gap and will result in a significant adverse impact on the rural character of the area. The proposals are contrary to Policies GEN2, GEN3 and GEN7 of the Arun District Local Plan and Policy CC6 of the South East Plan.

FG/46/10 – Demolition of existing bungalow and erection of two no. 2 bedroom bungalow dwellings, 15 West Drive, Ferring Having received a report on the matter, together with the officer's written report update detailing additional representations and consultation responses received and resultant additional condition relating to design and construction soakaways, the Committee

RESOLVED

That the application be approved as detailed in the report.

CL/3/10 – Conversion of redundant farm buildings to a single residential dwelling, farm office and 2 No. holiday lets. Demolition of existing single storey barns to be replaced with open fronted visitor parking building, Clapham Farm, The Street, Clapham Having received a report on the matter, together with the officer's written report update detailing an additional Informative and substitute plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/50/10 – Renewal of unimplemented planning permission BR/7/07 for conversion of existing dwelling and extension to form 6 No. residential units, Courtney Lodge, Sylvan Way, Bognor Regis Having received a report on the matter, together with confirmation that no representation had been received from the Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/83/10 – Change of use from offices to two flats, 9 Lennox Street, Bognor Regis Having received a report on the matter, together with the Planning Team Leader's suggestion that an additional condition should be placed on any approval relating to the provision of bin storage, the Committee

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RESOLVED

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

“Before the development hereby permitted is first brought into use, details of bin storage areas shall be submitted and approved in writing by the local planning authority. The approved bin storage areas shall be brought into use prior to the first occupation of the permitted flats and thereafter retained for that purpose.

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

BE/25/10 – Provide car hardstanding, vehicular access and footway crossing to enable safe access, 36 North Bersted Street, Bognor Regis  
Having received a report on the matter, together with the officer’s written report update detailing an additional Informative to be applied to any approval, the Committee

RESOLVED

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

AB/24/10/L – Application for Listed Building Consent for alterations to stables/coach house including converting garage into habitable room, internal alterations replacing double timber doors with window and replacing aluminium patio door with painted timber French windows, Stables/Coach House, Adjacent 4 Park Place, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/31/10 – Extension to existing dormer to both sides, 19 Stewards Rise, Arundel 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 Goad had declared a personal interest and remained in the meeting and took part in the debate and vote.)*

AL/3/10 – Change of use of barn used for domestic use to residential holiday let with 2 bedrooms, Rowemount, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing an amended response from Aldingbourne Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

AL/19/10 – Change of use of land to extend residential curtilage of Rowemount to include ancillary outbuilding and vegetable garden, Rowemount, Hook Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/22/10 – Removal of mobile home and construction of replacement bungalow (Resubmission following AL/96/09), Land North of 20 Brittens Cottages, Brittens, Fontwell, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to Landscaping, the Committee

RESOLVED

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

(The meeting concluded at 5.15 p.m.)