

DEVELOPMENT CONTROL COMMITTEE

21st July 2010 at 2.30 p.m.

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

Councillor Bower was absent from the meeting during consideration of the matters referred to in Minute 186 (from Planning Application F/8/10) to Minute 188.

179. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that Planning Applications EP/40/10 and BR/133/10 had been withdrawn from the Agenda.

180. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Butler.

181. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a personal interest in Agenda Item 9, Planning Application F/8/10, as he knew the applicant. He stated that he would leave the meeting during its consideration.

Councillor Mrs Bower gave notice of a personal interest in Agenda Item 9, Planning Application R/91/10, as she knew the person who lived opposite the site.

Councillor Mrs Harrison gave notice of a personal interest in Agenda Item 9, Planning Application R/91/10, as her grandson attended the nursery school.

Councillor Wiltshire gave notice of a personal interest in Agenda Item 9, Planning Applications LU/93/10, LU/101/10 and LU/102/10, as Chairman of Planning and Transportation at Littlehampton Town Council.

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182. MINUTES

The Minutes of the meeting held on 24th June 2010 were approved as a correct record and signed by the Chairman.

183. REPORT OF THE MEETING OF THE POST COMMITTEE SITE INSPECTION PANEL – AL/36/10 – OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE ERECTION OF 6 NO. 2 BEDROOM STARTER HOMES, ROCK HOUSE, WESTERGATE STREET, ALDINGBOURNE

Having received a report from the Site Inspection Panel, together with the officer's written report update detailing a consultation response from the County Archaeologist, the Committee agreed with the Panel's recommendation to refuse the application due to its cramped form of development and lack of amenity space. Members therefore did not agree with the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

Reason 1: The proposal for 6 No. starter homes would represent a cramped form of development by reason of the number of units, their scale and limited amenity space. This would be out of character and detrimental in appearance with the immediate area, and adversely affect the setting of the listed building. The proposal would be contrary to Policy GEN7 of Arun District Local Plan and PPS3 (2010), PPS5 Planning for the Historic Environment and the ministerial statement of 9th June 2010.

Reason 2: The proposal for 6 No. starter homes would result in a cramped form of development resulting in limited amenity space which would be detrimental to the living conditions of occupiers of the dwellings. The proposal would be detrimental to Policy GEN7 of the Arun District Local Plan and PPS3 (2010) and ministerial statement of 9th June 2010.

184. REPORT OF THE MEETING OF THE POST COMMITTEE SITE INSPECTION PANEL – AL/42/10 – TWO STOREY EXTENSION ALONG WITH A SUN ROOM AND GARAGE EXTENSION, 3 THE FIELDS, WESTERGATE

Having received a report from the Site Inspection Panel, together with the officer's written report update detailing Councillor Mrs Stainton as Chairman of the Panel; a consultation response from Southern Water; an additional informative; and additional letters of objection, the Team Leader advised that the publicity arrangements for a previous permission were a separate matter and that, irrespective of this lapsed planning permission, the extension was considered acceptable in residential and visual amenity terms. The Committee agreed with the Panel's recommendation to approve in line with the officer's report and

RESOLVED

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

185. PLANNING APPEALS

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

The Strategic Development Planner also advised Members that two new appeals had been lodged against Planning Application BN/27/09, Angels Nursery, Barnham, and Planning Application BN/6/10, The Lilies, Barnham, which were to be dealt with by way of Public Inquiry.

Advice was being sought from the Committee as to how Members wished to proceed with defending the appeal at Angels Nursery as they had resolved that the principle of development on the site was not acceptable and had therefore rejected the officer recommendation to approve. With regard to The Lilies application, this had been dealt with via officer delegation. The options open to members was to indicate whether (i) officers should defend the appeals; (ii) consultants should be engaged; or (iii) Members wished to defend the appeals. The Committee was advised that should consultants be engaged this would result in cost implications for the Council.

It was thought that the two appeals might be linked together as they were on adjacent sites and that would be of benefit with regard to resources, etc - a letter to that effect had been sent to the Planning Inspectorate and a response was awaited.

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In considering the matter, the Cabinet Member for Planning was of the view that an established route had now been set to seek advice from consultants in such instances and he urged the Committee to do so in this case, even though it might or might not be necessary but time constraints were such that a decision was required in order to give officers a steer.

The Committee

RESOLVED

That consultants be used to defend the appeal in respect of Planning Application BN/27/09 and Planning Application BN/6/10, if this is conjoined and the subsequent appeals are heard together.

186. PLANNING APPLICATIONS

Prior to consideration of the planning applications as set out in the Agenda, the Head of Development Control advised the meeting of the Secretary of State's announcement that all Regional Spatial Strategies had been revoked and that, as a consequence, the South East Plan (SEP) was no longer in existence. The reports within the agenda had been prepared prior to this announcement and contained references to SEP policies – as these no longer carried any weight the Head of Development Control stated these would not be considered by Members when determining the applications in front of them.

R/86/10 – Change of use from B1 (Joinery Workshop) to A1 (Retail) and B1 (Furniture Repair) ancillary, 6 Sea Lane, Rustington Having received a report on the matter, together with the officer's written report update detailing a letter received from the agent of the applicant, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

Councillor Mrs Harrison had also declared a personal interest and she left the meeting and took no part in the debate or vote.)

R/91/10 – Change of use of existing alternative health centre to provide extension to adjoining nursery school together with additional parking facilities, West Preston Nursery School and Avalon, Park Drive, Rustington 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 refused as detailed in the report.

P/51/10 – Extension and alterations to existing detached bungalow, 40 Abbotsbury, Pagham 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 Wiltshire had declared a personal interest and remained in the meeting and took part in the debate and vote.)

LU/93/10 – Demolition of public house and erection of 11 No. 2.5 storey 3 bed houses with new access road, parking area and landscaping, Wickbourne Swan, Clun Road, Littlehampton Having received a report on the matter, together with the following verbal update that

“The County Infrastructure contributions as shown on Pages 71 and 73 of the agenda have been amended downwards as the scheme was originally for 13 houses and is now for 11 houses. The figures should now read £16,966 for primary school; £1,406 for libraries; and £172 for Fire & Rescue. This makes a total contribution to County Infrastructure of £18,543 and a total contribution for everything, including public open space and children's play area of £40,543.”

In addition, the Planning Team Leader advised that the Section 106 Agreement had arrived today but had not yet been sealed which meant that it was not technically in place.

In the course of discussion of the item, it was agreed that, should the Committee be minded to approve the application, this would be subject to satisfactory completion of the Section 106 Agreement being delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman.

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Following a brief debate which centred on car parking issues and the affordable housing provision, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to satisfactory completion of the Section 106 Agreement being delegated to the Assistant Director of Planning and Housing Strategy in consultation with the Chairman.

(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/101/10 – Construction of 10 dwellings, being a mix of 2 and 3 bedroom, two storey houses, Plots 51-58 Eden Park, Worthing Road, Littlehampton Having received a report on the matter, together with verbal advice from the Strategic Development Planner that the Section 106 Agreement had been received, 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 remained in the meeting and took part in the debate and vote.)

LU/102/10 – Redesign of Plots 116 to 125 to provide 14 dwellings, being a mix of 2 and 3 bedroom, two storey houses (Amendment to LU/61/06), Plots 116-125 Eden Park, Worthing Road, Littlehampton Having received a report on the matter, together with verbal advice from the Strategic Development Planner that the Section 106 Agreement had been received, some discussion ensued regarding a concern that the smaller house sizes being proposed were not too small and that the garages were of an adequate size. Responses were given that the redesigned houses conformed to sizes previously approved and constructed and that the garages also conformed to the Council's standard. The Committee then

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

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K/12/10 – Extensions at rear to form garden room area and breakfast area and new garage at front west side. New bow window on front of former garage to be used as a dining room, 28 Coastal Road, Kingston, East Preston
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 Biss had declared a personal interest and left the meeting and took no part in the debate and vote.

Councillor Haymes declared a personal interest as he knew the applicant and he left the meeting and took no part in the debate and vote.)

F/8/10 – To build a weatherproof structure to cover the existing market business, Ford Airfield Market Site, Southern Runway, Ford Having received a report on the matter, together with the officer's written report update detailing additional information received and amended reasons for refusal and a verbal update advising the proposed hours and days of use as Thursday and Saturday from 0730 to 1630 hours and Sunday and Bank Holidays from 0830 to 1630 hours, the Committee

RESOLVED

That the application be refused as detailed in the officer report update.

FN/33/10 – Continued use of land as a private gypsy caravan site for new travellers without complying with condition No. 15 of planning permission FN/17/08 , Plot B1, Coventry Plantation, Horsham Road, Findon 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.

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FG/63/10/CA – Application for Conservation Area Consent for demolition of part of care home, Greystoke Manor, Residential Care Home, Church Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/40/10 – Erection of 1 No. detached 2 bed dwelling together with associated car parking, East Preston Sailing Club, Sea Road, East Preston Having received a report on the matter, the meeting had been advised that this application had been withdrawn from the agenda.

B/9/10 – Provision of off street car parking and ramped access to cottage, 102 Wepham, The Splash, Burpham Having received a report on the matter, together with the officer's written report update detailing comments from County Highways and a resultant additional informative to be added to any approval, the Committee

RESOLVED

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

BR/121/10 – Demolition of existing house and erection of a terrace of three houses, Tudor Cottage, Norfolk Square, Bognor Regis Having received a report on the matter, concerns were raised that this could be overdevelopment of the site which would adversely affect the street scene and the amenities of the surrounding area. The Committee therefore

RESOLVED

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

BR/133/10 – Change of use of former care home (Class C2) to 4 No. flats (Class C3) and a house in multiple occupation, 195-199 Chichester Road, Bognor Regis Having received a report on the matter, the meeting had been advised that the application had been withdrawn from the agenda.

BR/144/10 – Proposed change of use from class C3 (dwelling house) to class C4 (house in multiple occupancy) to be used as student accommodation, 28 Highfield Road, Bognor Regis Having received a report on the matter, a concern was raised that the size of one of the bedrooms was too small. Members were advised that the plan in front of them was in fact the

existing layout of the property. In discussing the matter, it was agreed to approve the application subject to the submission of a plan clearly labelling the 5 bedrooms and that any decision be delegated to the Assistant Director of Planning and Housing Strategy, in consultation with the Chairman. The Committee therefore

RESOLVED

That the application be approved, subject to submission of a plan clearly labelling the 5 bedrooms and the decision being delegated to the Assistant Director of Planning and Housing, in consultation with the Chairman.

A/81/10 – Construction of entrance gates, brick piers and curved brick walls, Shardeloes, The Thatchway, Angmering Having received a report on the matter, together with the officer report update detailing an amendment to the report and additional representations received, views were expressed that this proposal might be out of keeping with the street scene and the Committee therefore

RESOLVED

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

AW/93/10/A - 1 No. non-illuminated village green sign depicting local area history, Queens Field Village Green, Queens Field West, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/102/10 – Proposed extension to north and conversion of existing integral garage and extension with replacement garage to the west of the existing dwelling, driveway to be relaid and realigned, 8 Larchfield Close, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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187. 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 items of business on the grounds that they involve 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 items.

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

ENF/161/10 – Alleged unauthorised works to trees, 28 Kingsway, Aldwick Having received a report on the matter, the Committee

RESOLVED

That no further action be taken.

ENF/274/10 – Alleged unauthorised business, Laurells, Yapton Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That authority be granted to prosecute under the Town and Country Planning Act 1990 (ss 178-79) for non-compliance with an Enforcement Notice.

ENF/30/10 – Alleged unauthorised fence, 81 Nyewood Lane, Bognor Regis Having received a report on the matter, the Committee

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 local amenity. The development does not have the benefit of planning permissions and this fact will be revealed on CON/29/R when a Local Land Charges search is undertaken.

(The meeting concluded at 5.20 p.m.)