

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

31st March 2010 at 2.30 p.m.

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

Note: Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 878 to 882.

878. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower, Gammon, Mrs Olliver and Steward.

879. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application FP/17/10 had been withdrawn from the Agenda.

880. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 8, Planning Application CM/2/10, as the Vice-Chairman of Climping Parish Council which had considered the matter and he had also spoken to the applicant. He stated that he would speak to the application and then leave the meeting.

Councillor Brooks gave notice of a personal interest in Agenda Item 8, Planning Applications BR/1/10/L, BR/13/10 and BR/14/10/CA as a member of Bognor Regis Town Council.

Councillor Haymes gave notice of a personal/prejudicial interest in Agenda Item 8, Planning Application Y/70/09 as his business and home were within 100 yards of the application site. He stated that he would reserve his right to speak.

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Councillor Wilshire declared a personal and prejudicial interest in Agenda Item 8, Planning Application BN/27/09 as he had a share in a property in Barnham and his sister lived very close to the site.

881. MINUTES

The Minutes of the meeting held on 3rd March 2010 were approved as a correct record and signed by the Chairman, subject to the addition of Councillor Wiltshire as having given his apologies.

882. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 6 appeals that had been heard.

883. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Haymes had declared a personal/prejudicial interest. He exercised his right to speak and then left the meeting and took no part in the debate and vote.)

Y/70/09 – Outline application for demolition of existing industrial units and redevelopment of the site with 5 x 3 bedroom 2.5 storey houses and 1 x 4 bedroom 2 storey detached house 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

RESOLVED

That the application be approved as detailed in the report.

WA/1/10 – Continuation of use of land as a single caravan plot (Departure from the Development Plan), Dragonfly Paddocks, Eastergate Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing further representation from Walberton Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

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M/6/10 – Proposed side extension conservatory and roof alterations, 14 Sea Way, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing additional information received from the Agent and a verbal correction that the area of the site was 1,031 sqm, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/7/10 – Ground floor and roof extension, 17 The Layne, Elmer Sands 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.

M/110/09 – Single and two storey extensions and alterations to form kitchen, dining room, home office, play room, master bedroom with dressing area and en-suite, The Little House, 31 Sea Way, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing representation from the immediate neighbour, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/11/10/A – 1 No internally illuminated fascia sign and 1 No internally illuminated projecting sign, 55 High Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/26/10/A – 1 No internally illuminated fascia sign (new letters only) and 1 No externally illuminated hanging sign, 19-23 Surrey 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/344/09 – Proposed new garage, 8 Hollyhock Way, Littlehampton
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/354/09 – Installation of 7 fixed riverside walkway interpretation panels, Littlehampton Riverside, Walkway from Lighthouse to Look & Sea Centre, Littlehampton Having received a report on the matter, Members were advised that this proposal was being considered as it was on Council owned land. A concern was raised that safety work was being carried out on the cobbles along the walkway and that the installation of these signs should be scheduled to be undertaken following that. The Planning Team Leader stated he would advise the applicant accordingly and the Committee then

RESOLVED

That the application be approved as detailed in the report.

FN/8/10 – The change of use, conversion and extension of the existing building to create 2 No. two storey dwellings (resubmission following FN/59/09), Winton Stores, The Square, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/9/10/CA – Conservation Area Consent for demolition of part of existing building to side and rear (resubmission following FN/60/09/CA), Winton Stores, The Square, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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 Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal update that a further late representation had been received, comments were made that the proposal would not be in

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accordance with the character of the area and would be overbearing on neighbouring properties. The Committee therefore agreed to defer the application and

RESOLVED

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

FG/18/10 – Two storey extension and internal alterations (resubmission of FG/132/09), 11 Chalet Road, Ferring Having received a report on the matter, together with the officer's written report update detailing additional representations received, a concern was raised that this was an overdevelopment of the site and would be out of keeping with the surrounding area. The Committee therefore

RESOLVED

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

FP/17/10 – New kiosk for the sale of refreshments, The Lobster Pot, The Esplanade, Felpham Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

EG/3/10 – Erection of garage at front of bungalow, 43 Downview Road, Barnham Having received a report on the matter, the Planning Team Leader confirmed that no response had been received from the Parish Council and the Committee then

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Biss had declared a prejudicial interest. He exercised his right to speak and then left the meeting and took no part in the debate and vote.)

CM/2/10 – Change of use of existing agricultural land, for use as car parking area. (This application is a Departure from the Development Plan), Land to the East of Unit N, Rudford Industrial Estate, Arundel Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

CM/3/10 – Construction of 6 bedroom Boat House Hotel – This application also falls within the parish of Littlehampton, Littlehampton Marina Ltd, Littlehampton Marina, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received and resultant additions to the recommendations following advice from Southern Water, comments were made that the location of the site had a rural outlook and that additional tree planting could be of benefit. It was agreed that a landscaping condition would be added to the recommendation and 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 condition:-

"No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

BR/1/10/L – Application for listed building consent for installation of new automatic ticket gates and glass barriers to station concourse including new localised concrete slab, relocation of existing ticket vending machine including new concrete base. New small power and data installation to gateline. Overhaul of existing timber gates and installation of magnetic

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locking devices, Bognor Regis Railway station, 26 Station Road, 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 Brooks had declared a personal interest. He remained in the meeting and took part in the debate and vote.)

BR/13/10 – Part demolition of wall and erection of oak boarded fence and lower wall to east of Longbrook Car Park, University of Chichester, Bognor Regis Campus, Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a consultation response from Southern Water and resultant additions to the recommendation sheet, the Committee

RESOLVED

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

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

BR/14/10/CA – Conservation area consent for part demolition of wall and lower part of wall to east of Longbrook Car Park Having received a report on the matter, together with the officer's written report update detailing amendments to the officer's report and the recommendation sheet, the Committee

RESOLVED

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

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

BN/27/09 – Outline application for demolition of all existing structures and redevelopment with up to 95 dwellings (including up to 38 affordable homes) together with associated open space, landscaping and access improvements (This is a Departure from the Development Plan), Angels and Hyde Nurseries, Yapton Road, Barnham Having received a report on the matter, together with the officer's full written report update detailing additional consultation responses and representations received, the Chairman called a short adjournment to the meeting to enable Members to appraise themselves of the content of the written report update circulated at the meeting.

Prior to the adjournment, the Strategic Development Planner had advised Members that Tree Preservation Orders had been placed on a number of trees within the application site and that the applicant would be required to ensure that the root systems would not be damaged if development work was progressed. In addition, the Environment Agency had originally objected to the Flood Risk Assessment and, although this had been withdrawn, there remained an objection on the grounds of the foul water drainage system. The officer recommendation was therefore to approve the proposal as detailed in the report and the officer report update but to delegate authority to officers, in consultation with the Chairman and the Vice-Chairman, to resolve the issue of foul water drainage by 12th April 2010 as the application expired on 14th April 2010. Should the matter not be resolved between all parties, i.e. Environment Agency, Southern Water, Arun District Council and the applicant, then the application would be refused on that ground alone.

In debating the matter, views were expressed that the application should be refused as it was in conflict with Policies GEN2 and GEN3 of the Arun District Local Plan, with the site being within the open countryside and the proposals representing an encroachment into the countryside to the detriment of character. The issue of the foul water drainage had a far wider effect than just on the application site as it would also have a detrimental impact on the neighbouring parish of Yapton. Further serious concerns were raised in respect of the sewage issue and some Members felt that the application should be refused at this point to ensure the matter was resolved to the Committee's satisfaction.

A strong view was also put forward that the applicant had not provided sufficient information for Members to make an informed decision, particularly with regard to the number of up to 95 dwellings on the site. In response to a question, the Strategic Development Planner outlined the comments of Parks & Greenspaces and their concerns over the incomplete and inaccurate

information submitted. The provision of information that had been requested by officers of the applicant had not been forthcoming and it was felt that the matter should not be considered until such time as that information had been provided.

A further strong representation was made that, although this was an extremely difficult matter to consider, the Committee should recommend the application for approval, particularly in light of the views put forward by Barnham Parish Council, but with the proviso that the foul water drainage should be satisfactorily resolved.

As the Environment Agency was in attendance, Members asked a number of questions of their representatives relating to sewage and drainage issues and these were responded to at the meeting.

Following a full debate, the Committee did not accept the officer recommendation to approve the proposal and therefore

RESOLVED

That the application be refused, with the full reasons to be agreed in consultation with the Chairman and Vice-Chairman, but with the following to be included:-

1. The proposal is in conflict with Arun District Local Plan Policies GEN2 and GEN3 with an adverse impact on the character of the area (GEN7);
2. Inadequate information has been submitted with the application, significantly lacking in detail to allow proper consideration to demonstrate that the site could be satisfactorily developed for up to 95 dwellings.
3. Unresolved foul drainage proposals and impacts on pollution, water quality and capacity.
4. The Section 106 Agreement is not completed at this state.

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AB/8/10 – Erection of fencing to front and rear boundaries, 11 Mount Pleasant, Arundel Having received a report on the matter, together with the officer's written report update detailing an amendment to the description of the proposal to read "Erection of fencing to rear boundary", the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/10/10 – Rear and side extension comprising of rear extension for living room, side extension for attached garage, kitchen and utility room. Also conversion of existing attic space into a bedroom with installation of front and rear velux type roof windows and installation of a new velux type roof window at rear over existing stairs, 3 Stewards Rise, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional representation from Arundel Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/224/09 – Replacement of remaining single glazed timber windows and doors to flats and the state manager's office with new white double glazed PVCu windows and doors Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 5.05 p.m.)