

Subject to approval at the next Committee meeting

707

DEVELOPMENT CONTROL COMMITTEE

8th April 2009 at 2.30 p.m.

Present : Councillors Mrs Goad (Vice-Chairman, in the Chair), Biss, Bower, Brooks, Evans, Gammon, Mrs Harrison, Haymes, Mrs Maconachie, Oliver-Redgate, Mrs Smee, Mrs Stainton, Steward and Wiltshire (substituting for Councillor McDougall).

Note: Councillors Holman and Mrs Madeley were also in attendance for part of the meeting.

960. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Mrs Hall, Mrs Hazlehurst, McDougall and Mrs Olliver.

961. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 10, Planning Application FP/34/09/TEL, for the avoidance of bias as he had previously made his views known on mobile phone installations and stated that he would not speak to the item and would leave the meeting during its consideration.

Councillor Wiltshire gave notice of a personal interest in Agenda Item 10, Planning Application LU/349/08/L as the Council's representative on the Conservation Area Advisory Committee.

Councillor Steward gave notice of a personal interest in Agenda item 10, Planning Application A/15/09 as a member of Rustington Parish Council as the Parish Council owned the land at the site.

Councillor Mrs Smee gave notice of a personal interest in Agenda Item 10, Planning Application BE/16/09 as a member of Bersted Parish Council.

Councillor Haymes gave notice of a personal interest in Agenda Item 10, Planning Application FP/26/09, as Chairman of Yapton Parish Council as the Council had commented on the application.

Development Control
Committee – 08.04.09.

Councillors Bower and Mrs Stainton gave notice of a personal interest in Agenda Item 10, Planning Application FP/26/09 as the Chairman and member of the Policy Site 6 Advisory Group, respectively.

962. MINUTES

The Minutes of the meeting held on 18th March 2009 were approved as a correct record and signed by the Chairman.

963. CYCLE OF MEETINGS FOR THE DEVELOPMENT CONTROL COMMITTEE

The Committee considered a report from the Chief Executive which proposed a change to the present cycle of meetings from three weekly to four weekly in response to a decrease in the number of planning applications being received by the Council. A review of the present arrangements had been carried out and it was now being suggested that a 4 weekly cycle would more than accommodate the level of applications likely to be dealt with and that the length of meetings would continue at the current level of an average of three hours. A revised timetable of meetings based on a four weekly cycle was also put forward for consideration and agreement.

The Committee

RESOLVED – That

(1) the change to the cycle of meetings from a 3 weekly to a 4 weekly basis be agreed with effect from the new Council year 2009/10; and

(2) the revised schedule of meetings be agreed and that this be incorporated into the Calendar of Meetings for 2009/10.

964. PREVIOUSLY DEFERRED APPLICATION – P/5/08 – NEW COMMERCIAL PLANT NURSERY TOGETHER WITH NEW VEHICULAR ACCESS AND ALTERATIONS TO LOWER BOGNOR ROAD ALIGNMENT – PARK FARM, LOWER BOGNOR ROAD, LAGNESS, PAGHAM

The Committee received a detailed report from the Strategic Development Planner which set out the results of discussions/negotiations with the applicant and County Highways following deferral of this application at the meeting on 15th October 2008 due to Members' concerns regarding the need for improvements at the junction of Lower Bognor Road and Pagham Road. He verbally advised that he had omitted from the report a further

improvement to the junction at Lower Bognor Road and Pagham Road, namely the installation of a Junction Left sign within the eastern verge area north of the preceding bend, which had been agreed with County Highways. Following these negotiations, a revised condition sheet had been attached to the officer's recommendation to approve.

Members acknowledged that the implementation of the improvements to the junction at Lower Bognor Road and Pagham Road would help to alleviate some of the problems experienced at this point and, following a brief discussion where points raised relating to a Section 106 Agreement and restriction of times for HGV movements were responded to by the Strategic Development Planner, the Committee

RESOLVED

That the application be approved as detailed in the report.

965. PLANNING APPEALS

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

966. PLANNING APPLICATIONS

AL/8/09/CLE – Application for a Lawful Development Certificate for an existing use – residential curtilage, Rowemount, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer's verbal correction that, under Development Plan and/or Legislative Background the words "they do not contravene an existing enforcement notice" should be added under (b), the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/3/09 – Erection of detached two storey dwelling with integral garage, Land to rear of 9 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's verbal advice that the wording of Condition 1 was required to be amended as follows "The first floor bathroom and toilet windows to the north east elevation and the first floor ensuite window to the south west elevation of the building shall at all times be glazed with obscured glass and non-opening unless parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed", the Committee

Subject to approval at the next Committee meeting

710

Development Control
Committee – 08.04.09.

RESOLVED

That the application be approved as detailed in the report and subject to amendment of the wording of Condition 1 as follows:-

“The first floor bathroom and toilet windows to the north east elevation and the first floor ensuite window to the south west elevation of the building shall at all times be glazed with obscured glass and non-opening unless parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

A/11/09 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for a new two storey general teaching/sixth form centre block and L block refurbishment to an existing comprehensive secondary school (This application will be determined by West Sussex County Council), The Angmering School, Station Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/12/09 – Detached house and detached garage, Land adjoining Grey Barn, Rectory Lane, Angmering Having received a report on the matter, together with the officer’s written report update detailing additional representations and a consultation response received, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

A/15/09 – Retention of two containers for the storage of football equipment, Woodlands Park Sportsfield, Corner of Station Road and A259, Angmering Having received a report on the matter, the Committee

Subject to approval at the next Committee meeting

711

Development Control
Committee – 08.04.09.

RESOLVED

That the application be approved as detailed in the report.

BE/16/09 – Proposed demolition of existing derelict cottages to form external display and parking forecourt with two tensile fabric canopies and display/amenity lighting. This application is a departure from the Development Plan, Land adjacent to Yeomans Ltd, Chichester Road, Elbridge Having received a report on the matter, together with the officer's written report update detailing an additional consultation response and verbal advice that Condition 7 should refer to "No **external** lighting..."the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 7 to read as follows:-

"No external lighting shall be operated on the premises except between the hours of 7.00 a.m. and 7.00 p.m. daily."

BR/7/09 – Proposed new two bedroom bungalow in grounds of No. 42 Madeira Avenue, 42 Madeira Avenue, Bognor Regis Having received a report on the matter, Members expressed concerns that this was a cramped form of development that was out of character with the area. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

"The proposed dwelling and plot would represent an overdevelopment of the site due to its cramped appearance and lack of space and would therefore be out of character with the area in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

EP/19/09 – Proposed front, rear and side extensions, rooms in roof with front and rear dormers, enlarge existing side dormer, detached garage, conversion of existing garage and front porch (amendment to planning application EP/127/08) 44 Angmering Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representation received, the Committee

Subject to approval at the next Committee meeting

712

Development Control
Committee – 08.04.09.

RESOLVED

That the application be approved as detailed in the report.

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

FP/26/09 – Detailed planning permission for a temporary access for a period of 12 months to serve the first phase of residential development previously approved in accordance with Reserved Matters application FP/251/07 pursuant to outline planning permission FP/92/04 (Dual Parish with Yapton), Site 6, Felpham Having received a report on the matter, concerns were raised with regard to problems with flooding in Hoe Lane. However, officer advice was given that this application did not affect the present situation and that West Sussex County Council needed to address and resolve the flooding issues. Councillor Bower, as Chairman of the Policy Site 6 Advisory Group stated that he would bring the matter up at the next meeting in order to have discussions with the County Council.

The Committee welcomed this application as development needed to commence as soon as possible and therefore

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 and left the meeting and took no part in the debate or vote.)

FP/34/09/TEL – Prior notification for installation of 10m high street pole supporting 3 No. antennas and the associated equipment cabinet, Highway verge, Land Northeast of Flansham Lane/Middleton Road junction, Felpham Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

Subject to approval at the next Committee meeting

713

Development Control
Committee – 08.04.09.

FN/4/09 – Extensions and alterations, 71 High Street, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/5/09/PO – Application for the Modification or Discharge of a Planning Obligation dated 01/08/1986 under planning application LU/283/85 relating to restriction of occupation to persons of state pensionable age, 14 Madehurst Court, Gloucester Road, Littlehampton Having received a report on the matter, Members supported this application to maintain an age restriction on the unit concerned but at a lower minimum age of 50, rather than that presently in force, i.e. state pensionable age. The Committee therefore

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/349/08/L – Listed Building Consent for the general repair of the boundary wall and replacement of the deteriorating sandstone coping stone with reconstituted stone, the design and appearance to match the existing, Winterton Lodge, Goda Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/362/08/PO – Application for the discharge of a planning obligation dated 01/08/1986 under planning application LU/283/85 relating to restriction of occupation to persons over state pensionable age, 11 Madehurst Court, Gloucester Road, Littlehampton Having received a report on the matter, Members supported this application to maintain an age restriction on the unit concerned but at a lower minimum age of 50, rather than that presently in force, i.e. state pensionable age. The Committee therefore

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

714

Development Control
Committee – 08.04.09.

967. ENFORCEMENT MATTERS

CON/LU/30/07 – Alleged unauthorised caravans, Wastewater Treatment Works, Ferry Road, Littlehampton The Committee received and noted an information report detailing the successful outcome of prosecution action that had been undertaken by the Council in respect of this matter.

(The meeting concluded at 4.15 p.m.)