

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

18th March 2009 at 2.30 p.m.

Present : Councillors Mrs Goad (Vice-Chairman in the Chair), Biss, Bower, Brooks, Butler, Evans, Gammon, Mrs Harrison, Haymes, Mrs Maconachie, Oliver-Redgate, Mrs Olliver, Mrs Smees and Mrs Stainton.

Note: Councillor Chapman was also in attendance for part of the meeting.

913. BEST WISHES TO COUNCILLOR MRS HAZLEHURST

The Committee expressed its best wishes for the speedy recovery of Councillor Mrs Hazlehurst who was ill in Worthing Hospital.

914. WITHDRAWN APPLICATIONS

The Chairman advised the meeting that under Agenda Item 9, Planning Applications FG/174/08 and AB/2/09 had been withdrawn from the Agenda.

915. APOLOGIES FOR ABSENCE

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

916. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a prejudicial interest in Agenda Item 9, Planning Application EP/7/09, as he was a trustee of the Conservative Hall and Chairman of Conservative Hall Limited and stated that he would not speak to the item and would leave the meeting during its consideration.

Councillor Evans gave notice of a personal interest in Agenda Item 9, Planning Application EP/7/09, as a user of the Village Hall and Planning Application AW/13/09, as a neighbour adjoining the property was known to him.

Councillor Haymes gave notice of a personal interest in Agenda Item 9, Planning Application Y/1/09, as Chairman of Yapton Parish Council and

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stated that he would remain in the meeting but would not take part in the debate.

Councillor Mrs Smee gave notice of a personal interest in Agenda Item 9, Planning Application BE/125/08, as a member of Bersted Parish Council.

917. MINUTES

The Minutes of the meeting held on 25th February 2009 were approved as a correct record and signed by the Chairman.

918. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 5 appeals that had been heard.

919. PLANNING APPLICATIONS

Y/1/09/L – Application for Listed Building Consent to resite a satellite dish, The Twelfth of Never, Church Lane, Yapton Having received a report on the matter, together with the officer's written report update detailing a further representation from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/5/09 – Alterations to dwelling to include replacement of existing dormer with bigger dormer windows to benefit from more natural light to provide main bedroom & ensuite toilet/shower and demolition of the existing front lobby and replacement with a new hall/lounge extension. The existing rear sun room will also be demolished, 10 Seafield Road, Rustington Having received a report on the matter, the Committee was advised that amended plans has been received detailing the pedestrian access to the site and, as a result, an additional condition would be required relating to this should the application be approved. Following consideration, the Committee

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That the application be approved as detailed in the report and subject to the following additional condition:-

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“This permission relates to the plans as submitted and amended by substitute site plans dated 4th March 2009.

Reason: For the avoidance of doubt.”

P/5/09 – Proposed games room, drying room/store in place of existing single garage, 32 East Front Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/8/09/L – Application for Listed Building Consent to replace existing windows & French doors with white PVCu frames & double glazed units to match like for like (excluding the Listed Wing), Winterton Lodge (Excl 19, 24, 26 & 32), Goda Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/3/09 – Single storey rear extension with balcony above, single storey garage extension with replacement porch and new lean-to roof replacing existing flat roof, replacement pitch roof to existing flat roof over side two storey structure, 33 South Drive, Ferring Having received a report on the matter, together with a verbal update from the Planning Team Leader with regard to a further letter of objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/174/08 – Relocation of permitted building as per application FG/208/07. Car parking to current standards, including improved circulation to avoid tail back onto dual carriageway, with associated landscaping. Change of use of existing agricultural land to be used in connection with the new retail building – Dual Parish with Angmering – Country Fayre, Littlehampton Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

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FP/7/09 – Conversion and extension of 6 & 8 to a pair of linked homes for adults with learning difficulties, 6 & 8 Wallner Crescent, Bognor Regis
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/72/08 – Outline planning application for conversion of existing dwelling into 2 No. apartments, conversion of roof space above existing shop into 1 No. apartment and first floor extension of existing shop to provide 2 No. apartments. Extension to existing shop and erection of 3 No. apartments & covered parking area. Improvements to existing access & service area, Shelley House and Elm Tree Stores, Church Lane/Nyton Road, Eastergate
Having received a report on the matter, together with verbal advice from the Planning Team Leader that Condition 8 would require amendment to include reference to cycle and bin storage facilities, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 8 to read:-

“8. The flats shall not be occupied until details of the bin and cycling parking stores have been submitted to and approved in writing by the Local Planning Authority. The facility shall thereafter be provided and retained for such use.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of bins and cycles in accordance with Policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

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

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

Councillor Chapman received agreement from the Committee to speak as the Ward Member for the following item. He then declared a personal interest as he lived in East Preston and a prejudicial interest as he was a member of a number of societies and clubs which used the village hall and

was a trustee of the East Preston Conservative Hall and Company Secretary for East Preston Conservative Hall Limited. Once he had spoken to the item he then left the meeting during its consideration.)

EP/7/09 – Extension to the Village Hall, form wider access to Warren recreation Ground and reform the children’s playground and parking, East Preston Village Hall & adjacent Children’s Playground, Sea Road, East Preston Having received a report on the matter, together with the officer’s written report update detailing an additional letter of objection and a verbal update on a letter that East Preston Parish Council had received from the Charity Commission, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/22/09 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction of new Children and Family Centre including access, car parking and external works (this application will be determined by West Sussex County Council), East Preston CP School, Lashmar Road, East Preston Having received a report on the matter, together with the officer’s written report update detailing additional representations received, Members requested that officers write to the County Council on their behalf outlining their concerns relating to (i) the potential for increased traffic use in the immediate vicinity; and (ii) any potential for weekend and evening use should be limited. The Committee then

RESOLVED

That no objection be raised to the application.

The Chairman then called a 15 minute adjournment to the meeting.

BR/2/09 – Extension of the existing house to form a new attached 3 bed dwelling with a new detached 3 bed dwelling to the side, 6 Nelson Road, Bognor Regis Having received a report on the matter, the Committee

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That the application be approved as detailed in the report.

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BR/13/09 – Erection of a single storey rear extension, 36 Hillsboro Road, Bognor Regis Having received a report on the matter and verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Bower declared a personal interest as Chairman of the Policy Site 6 Advisory Group and Councillors Mrs Olliver and Mrs Smee declared a personal interest as members of the Policy Site 6 Advisory Group. All remained in the meeting and took part in the debate and vote.

A member of the public queried that he had not been called forward for public speaking on the following item and, as there was room for doubt and on advice from the Planning Solicitor, the Committee voted to suspend Committee Procedure Rules, Part 5, Section 3, of the Council's Constitution to allow him to speak.

BE/125/08 – Variation of Condition 5 imposed under planning permission BE/64/08 concerning the use of the temporary site access and site compound, Temporary Access Road, Site 6, Chichester Road, North Bersted Having received a report on the matter, Members expressed their concerns that this was not an ideal situation but acknowledged that something had to be done to kick start the development and get homes occupied. It was stressed that this would only be a temporary permission and that once the planned roundabout was operational access to the site would be via that and not onto the A259. A question was asked relating to the preliminary works for archaeological purposes and the Strategic Development Planner gave an undertaking that he would let Councillor Mrs Olliver know the answer following the meeting. The Committee then

RESOLVED

That the application be approved as detailed in the report.

AB/2/09 – Proposed vehicle crossover and double gated entrance with vehicle hardstanding within garden area, 11 London Road, Arundel Having received a report on the matter, the Committee had been advised that this application had been dealt with under delegated powers.

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AB/153/08 – Proposed single storey rear extension and extension of balcony above, 1 Otters Quay, Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/158/08 – Erection of 11 dwellings with rear parking court & associated landscaping, Station Road, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from the District Pollution Officer and verbal advice that Environmental Health had stated that a satisfactory acoustic report was required (an amended set of conditions was circulated at the meeting to include this point for Members' consideration) the Committee was pleased to note this amended application for family homes rather than flats. The Planning Solicitor advised that the Section 106 Agreement was due to be finalised in the next couple of days and the Committee then

RESOLVED

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

"Construction work shall not begin until a scheme for protecting the proposed noise sensitive development from noise from the adjacent road has been submitted to and approved by the Local Planning Authority. All such works which form part of the scheme shall be completed before any part of the noise sensitive development is occupied.

Reason: To safeguard the occupiers of the development in accordance with PPG24."

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

AW/13/09 – Conversion of existing Annexe to a single dwelling, 50 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation received, the Interim Head of Development Control stated that Condition 2 should only relate to the side windows and not to those looking out to the front of the property and should therefore be amended accordingly should the proposal be approved. Following consideration, the Committee

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RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 2 as follows:-

“All windows at above ground floor level of the building, apart from the front facing windows on the north west elevation, shall at all times be 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.”

920. ENFORCEMENT MATTERS

CIC/AB/33/07 – Alleged unauthorised removal of shutters, St Marys Gate Inn, London Road, Arundel The Committee received a report on the matter, and, following consideration,

RESOLVED

That no enforcement action be taken in respect of the above breach of planning control as it is not expedient to do so in the absence of significant harm to the Listed Building and local amenity. The development does not have the benefit of Listed Building Consent and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

921. DIVERSION OF FOOTPATH NO. 154 AT FELPHAM, BOGNOR REGIS

The Committee received a report from the Planning Solicitor which set out the detail of a diversion to Footpath No. 154 which was required to enable development to take place on land to the north of Felpham and for construction of the Bognor Regis Northern Relief Road from the A259 at Felpham to the A29.

Following consideration, the Committee

RESOLVED – That

(1) subject to (2) below, an Order be made and advertised for diversion of the footpath in the terms of the draft Order attached to the report;

(2) no Order be confirmed without the formal approval of the West Sussex County Council as Highway Authority; and

(3) the Assistant Director Planning/Interim Head of Development Control be given delegated authority to approve minor amendments to the Order and plans requested by West Sussex County Council prior to such advertisement.

922. DIVERSION OF FOOTPATH No. 2988 AT FELPHAM, BOGNOR REGIS

The Committee received a report from the Planning Solicitor which set out the detail of a diversion to Footpath No. 154 which was required to enable development to take place on land to the north of Felpham and for construction of the Bognor Regis Northern Relief Road from the A259 at Felpham to the A29.

Following consideration, the Committee

RESOLVED – That

(1) subject to (2) below, an Order be made and advertised for diversion of the footpath in the terms of the draft Order attached to the report;

(2) no Order be confirmed without the formal approval of the West Sussex County Council as Highway Authority; and

(3) the Assistant Director Planning/Interim Head of Development Control be given delegated authority to approve minor amendments to the Order and plans requested by West Sussex County Council prior to such advertisement.

923. DIVERSION OF FOOTPATH NO. 152 AT ALDINGBOURNE, BOGNOR REGIS

The Committee received a report from the Planning Solicitor which set out the detail of a diversion to Footpath No. 154 which was required to enable development to take place on land to the north of Felpham and for construction of the Bognor Regis Northern Relief Road from the A259 at Felpham to the A29.

Following consideration, the Committee

RESOLVED – That

(1) subject to (2) below, an Order be made and advertised for diversion of the footpath in the terms of the draft Order

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attached to the report and confirmed in the absence of any unresolved objections;

(2) no Order be confirmed without the formal approval of the West Sussex County Council as Highway Authority; and

(3) the Assistant Director Planning/Interim Head of Development Control be given delegated authority to approve minor amendments to the Order and plans requested by West Sussex County Council prior to such advertisement.

(The meeting concluded at 5.25 p.m.)