

DEVELOPMENT CONTROL COMMITTEE

9th April 2008 at 2.30 p.m.

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

(Note : Councillor Mrs Daniells was also in attendance for part of the meeting.)

887. WITHDRAWN APPLICATION

For the benefit of members of the public who might be in attendance, the Chairman advised that Planning Application P/25/08 had been withdrawn from the Agenda.

888. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, McDougall, Mrs Stainton and Steward.

889. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 10, Planning Application EP/194/07 as the proposal was located on the estate where he lived. As the Ward Member he reserved his right to speak.

890. MINUTES

The Minutes of the Special meeting held on 19th March 2008 were approved by the Committee as a correct record and signed by the Chairman.

The Minutes of the meeting held on 19th March 2008 were approved by the Committee as a correct record and signed by the Chairman, subject to amendment of Minute 833, Councillor Bower's declaration of interest in Application A/194/07, to read "as a member of the Angmering **Sea** Estates Association.

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891. PLANNING APPLICATION BR/155/07 (Exempt – Paragraph 3 – Information Relating to Business Affairs)

The Chairman agreed that this item could be dealt with as a matter of urgency as a decision was required from the Committee to enable the matter to be progressed.

892. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – BR/15/08 – ALTERATIONS TO FORM GROUND AND FIRST FLOOR FLATS WITH NEW EXTERNAL STAIRCASE INCLUDING CONVERSION OF LOFT SPACE TO FORM NEW BEDROOM, 36 OCKLEY ROAD, BOGNOR REGIS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 25th March 2008 and agreed with the Panel's view that the application should be approved subject to an additional condition relating to the external staircase being finished in painted or stained timber. The Committee therefore

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to an additional condition to read :-

“The external staircase cover shall be constructed in painted or stained timber.

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

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

893. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – EP/194/07 – SINGLE STOREY WRAPAROUND EXTENSION WITH DOUBLE HEIGHT ROOF AT FRONT, TWO ENLARGED SECOND FLOOR DORMER WINDOWS ALL CLAD IN PAINTED CLAPBOARD IN THE NEW ENGLAND ARCHITECTURAL STYLE. PAVED AREA TO FRONT AND REAR OF PROPERTY, 6 WESTFIELD AVENUE, ANGMERING ON SEA, EAST PRESTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 25th March 2008 and agreed with the Panel's view that the application should be approved subject to an amended condition 2 stating that "no windows or doors shall be erected within the ground floor flank elevations of the single storey extensions". The Committee therefore

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to amendment of Condition 2 to read :-

"Notwithstanding the provision of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no windows or doors shall be erected within the ground floor flank elevations of the single storey extensions hereby permitted unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining development in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

894. PLANNING APPEALS

The Committee received and noted a report which detailed 3 new appeals that had been lodged and 6 appeals that had been heard.

895. PLANNING APPLICATIONS

AB/20/08 – Two storey side extension revised proposals to AB/17/07, 18 Chichester Road, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to floor plans, the Committee

RESOLVED

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

BE/17/08 – New attached 2 storey dwelling (resubmission following BE/146/07, 1 Bronze Close, North Bersted Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection, concerns were raised that the proposal appeared to be out

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of keeping and might be a cramped form of development. The Committee therefore

RESOLVED

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

BR/18/08 – Change of use from private residential dwelling to house in multiple occupation, 72 Nyewood Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional letters of objection received, views were expressed that this proposal would be unneighbourly and out of keeping with the character of 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 conversion of an established semi-detached house in this locality to form a House in Multiple Occupation would represent a form of development which would be out of keeping with the present character of the area and be detrimental to the environment of neighbouring properties by reason of disturbance and noise in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

BR/21/08 – Spa hotel with associated demolition of 256 units of chalet accommodation plus demolition of redundant call centre building and reconfiguration of lake, Butlins Skyline, Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and amendments to conditions 3 and 11, the proposal was generally welcomed by Members as playing a positive and significant role in the regeneration of Bognor Regis. However, concerns were raised with regard to the traffic problems that were caused on the A259 and the roundabout at the entrance to the site when Butlins had an influx of visitors. A request was therefore made that a letter be sent to County Highways to ask them to look into the matter and make every effort with the applicant to resolve the situation.

Members were advised that a memorandum needed to be written with regard to the £15,000 contribution towards the cycle network which had to be part of the terms of Landlord's Consent.

The Committee then

RESOLVED

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

BR/42/08/L – Application for Listed Building Consent for conversion of former accommodation building to provide 1 No. 2 bed flat, 3 No. 1 bed flats & 3 No. 2 bed flats, Royal Norfolk Mews, West Street, The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/3/08 – Demolition of 3 No. retail units and development of 4 No. two storey three bedroom dwellings, 1-4 South Strand Parade, Willowhayne Crescent, East Preston Having received a report on the matter, together with the officer's written report update detailing an additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/23/08 – Erection of 1 No. chalet bungalow (Resubmission of FG/172/07), 5/6 Langbury Close, Ferring Having received a report on the matter, concerns were raised that this proposal might have a detrimental impact on the character of the area and on neighbouring properties. The Committee therefore

RESOLVED

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

K/6/08 – Alterations and first floor extension to existing chalet bungalow to form two storey dwelling, 85 Golden Avenue, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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K/8/08 – Demolition of first floor property, complete new first floor on existing footprint. Front single storey extension. Demolition of old bay, erection of new front porch and bay window. External alterations, The Dutch House, Downsview Road, Kingston Gorse, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/33/08 – Provision of portable cabin type unit for storage, Enterprise Units, Harwood Road, Littlehampton Having received a report on the matter, together with the officer's verbal advice regarding amendment to Condition 1, the Committee

RESOLVED

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

“The portable building hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 30th April 2011.

Reason : In order not to prejudice consideration of future proposals for the area and that the appearance of the building, by virtue of its construction, is likely to deteriorate and become detrimental to the visual amenities of the surrounding area in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

P/25/08 – Erection of 1 No. new detached bungalow, rear of 2 Cardinals Drive, Pagham Having received a report on the matter, the Committee had been advised that this application had been withdrawn.

WA/12/08 – 2 storey extension at side together with loft conversion and creation of dormer window at rear. Removal of existing garage, Mulberry Cottage, Manser Road, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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(Prior to consideration of the following application, the following Councillors declared a personal interest and remained in the meeting and participated in the vote :-

*Councillor Bower as the Chairman of the Policy Site 6 Advisory Group
Councillor Mrs Olliver as a member of the Policy Site 6 Advisory Group.*

Councillor Haymes as Chairman of Yapton Parish Council.

Y/10/08/A – Erection of 2 No. non-illuminated advertisement signs, Land west of Flansham Lane, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

896. ENFORCEMENT MATTERS

CIC/BR/29/07 – Unauthorised hot food catering kiosk, Land at corner of Durban Road/Byfield Place, 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 take such action in the absence of harm to the amenity in the locality of the site. However, it must be emphasised that this decision is taken on the understanding and knowledge that the kiosk has ceased trading. If this situation changes such that a business is in operation at the kiosk, then the site will be open once again to investigation. The kiosk does not have the benefit of planning approval and this fact will be revealed on CON/29/R when a Local Land Charges Search is undertaken

CON/FG/25/07 – Unauthorised works to a TPO tree, Scotch Dyke Nursing Home, 38 Beehive Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the decision to commence legal proceedings under S210 of the Town & Country Planning Act for causing or permitting the topping or lopping of a Corsican Pine in contravention of

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Tree Preservation Order TPO/G/1/88 without the relevant consent, be retrospectively endorsed.

897. APPLICATION BR/155/07 – SYLVAN WAY, BOGNOR REGIS (Exempt – Paragraph 3 – Information Relating to Business Affairs)

The Head of Planning and Housing Strategy presented a verbal report to the Committee which advised on further information that had been received from the applicant's agent.

Following detailed consideration of the matter and advice from the Planning Solicitor, the Committee

RESOLVED

That the applicant be invited to submit a fresh application, together with a new Section 106 Agreement with the proposals, for the Authority to consider.

(The meeting concluded at 4.55 p.m.)