

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

5th November 2008 at 2.30 p.m.

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

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

566. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower, Haymes, Mrs Smee and Mrs Stainton.

567. DECLARATIONS OF INTEREST

Councillor Mrs Hazlehurst gave notice of a personal interest in Agenda Item 9, Planning Application LU/175/08, as her employer had a remote connection with the applicant and she indicated that she would remain in the meeting during its consideration.

568. MINUTES

The Minutes of the meeting held on 15<sup>th</sup> October 2008 were approved as a correct record and signed by the Chairman.

569. PLANNING APPEALS

The Committee received and noted a report detailing appeals that had been lodged and 2 appeals that had been heard.

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570. PLANNING APPLICATIONS

W/6/08 – Plant storage, parking and turning area, Yeomans Nursery, Sefton Place, Warningcamp Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/175/08 – Demolition of existing buildings and redevelopment for a builders merchant with outside storage, a food retail store, along with access, servicing, parking, boundary treatment and landscaping Having received a report on the matter, together with the officer's written report update detailing amendments to the proposal and additional conditions and a verbal update relating to two further additional conditions in respect of permitted hours of opening for the store and landscaping of the site, the Committee supported the proposal wholeheartedly and

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to two further additional conditions as follows:-

“The retail premises shall not be open for trade of business except between the hours of 07.00 hours and 23.00 hours.

Reason: In the interests of the amenities of neighbouring properties in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the retail store or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of 5 years from the completion of the 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.

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Reason: In the interests of amenity and the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

LU/235/08 – Extension and conversion of semi-detached dwelling into 2 No.self contained flats, 6 Bellscroft Close, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/264/08 – Front single storey extension, rear two storey extension, loft conversion. Resubmission following LU/119/08, 7 Hill Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/46/08 – Alterations to the approved proposal FN/67/06 to reflect the “as built” construction of extension and dormers, Meadow Cottage, Stable Lane, Findon 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.

FP/173/08 – Minor alteration to change roof detail over main entrance doors from hipped detail to gable detail, The Southdowns, 133 Felpham Way, Felpham Having received a report on the matter, together with the officer’s verbal update that, as the Jumbarella had now been deleted from the original application, reference in the conditions should be made to substitute plans, the Committee

RESOLVED

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

“This permission relates to the plans as submitted and amended by substitute plan dated 15<sup>th</sup> October 2008.

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Reason: For the avoidance of doubt.”

EP/123/08 – Change of use from shop (A1) to Indian tandoori restaurant (A3) – resubmission following EP/88/08, 27 Sea Road, East Preston Having received a report on the matter, Members raised a number of queries in relation to on site parking provision; ventilation system; marketing of the property; and hours of opening, all of which were addressed by the Planning Officers/Solicitor at the meeting. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/270/08 – Proposed alterations and additions to existing lock-up shop and maisonette to form three storey (including existing ground floor) development to provide lock-up shop, 1 No. 2 bedroom maisonette (ground and first floor), 4 No. 2 bedroom flats and 2 No. 1 bedroom flats, 81 Aldwick Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/287/08 – 1 No. detached dwelling and associated works, Land east of 65b Gravits Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/81/08 – Application for the demolition of Richmond Lodge and erection of 6 No. 2 bedroom and 8 No. 1 bedroom flats. (Amendment to previously approved application BE/48/08), Richmond Lodge, Shripney Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received, Members highlighted their serious concerns in respect of what they perceived to be a dangerous access to the site. However, it was acknowledged that, in the absence of any objection from County Highways and in light of the Inspector's comments at appeal for a previous application, there would be no sustainable grounds to refuse the application and the Committee therefore

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RESOLVED

That the application be approved as detailed in the report.

AB/106/08 – Construction of double garage and store, 31 Torton Hill, Arundel Having received a report on the matter, together with the officer's written report update detailing more specific wording to Condition 3 in respect of landscaping, the Committee

RESOLVED

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

AB/133/08 – Change of use of existing outbuilding to residential use, 6 Arun Street, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional letter of representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/134/08/L – Application for Listed Building Consent for change of use of existing outbuilding to residential use, 6 Arun Street, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional letter of representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/181/08 – Single storey bedroom, kitchen and study extensions, 28 Marquis Way, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/90/08 – Erection of agricultural barn (Resubmission of AL/66/08), Aldingbourne Farm Shop, Nyton Road, Aldingbourne Having received a report on the matter, an update was requested and given by the Interim Head of Development Control that action was being taken to have unauthorised signage in the vicinity of the site removed . The Committee then

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RESOLVED

That the application be approved as detailed in the report.

571. ENFORCEMENT MATTERS

ENF/271/08 – Alleged unauthorised barriers against windows, Land at the Herbary, Northfields Farm, Fontwell Avenue, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

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

(The meeting concluded at 4.40 p.m.)