

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

19TH March 2008 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Biss, Minute 841 (from Application A/10/08) to Minute 843; Councillor Mrs Coleman, Minute 841 (from Application BR/376/07) to Minute 843; and Councillor Oliver-Redgate, Minute 841 (from Application BE/153/08) to Minute 843.)

832. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Olliver and Mrs Stainton.

833. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a prejudicial interest in Agenda Item 11, Planning Application EP/5/08, due to its close proximity to his own house and stated that he would reserve his right to speak on the matter and would then leave the meeting during consideration of that item. He also gave notice of a personal interest in Planning Application EP/194/07 as a member of the Angmering Estates Association.

Councillor Butler gave notice of a prejudicial interest in Agenda Item 7, Planning Application LU/421/07 due to its close proximity to his own house and stated that he would leave the meeting during its consideration.

834. MINUTES

The Minutes of the meeting held on 27th February and the Special meeting held on 19th February 2008 were approved by the Committee as a correct record and signed by the Chairman.

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835. THE VALIDATION OF PLANNING APPLICATIONS

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.

The Head of Information Management reminded Members that at the meeting on 6th February 2008 a decision had been taken to undertake consultation on the proposed lists for different application types, as per new guidance that had been issued by the Department of Communities and Local Government. As the target for completion of adoption of the local lists was 6th April 2008 but the formal period of consultation did not end until 20th March 2008, the Committee was being requested to agree that authority be delegated to the Head of Planning Services, in consultation with the Chairman and Vice-Chairman, to approve the adoption of the final lists.

In considering the matter, Members raised a number of concerns which were addressed by the Head of Information Management. A request was made that the Committee should have sight of the final lists prior to their adoption and, whilst agreeing to circulate these to Members, officer advice was given that, owing to the tight time scales, there would be limited scope for any further amendments to be made to the lists but that every effort would be made to accommodate these should the need arise.

The Committee

RESOLVED

That authority be delegated to the Head of Planning Services and Housing Strategy, in consultation with the Chairman and Vice-Chairman, to approve the adoption of the final lists.

836. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – CM/31/07 – GROUND FLOOR EXTENSION TO PROVIDE NEW KITCHEN AND SUNROOM TOGETHER WITH REVISED LAYOUT OF ACCOMMODATION, THE HAYLOFT, BROOKPIT LANE, CLIMPING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 4th March 2008 and

RESOLVED

That the application be approved as detailed at Appendix 1 to the report.

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

837. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – LU/421/07 – CHANGE FROM SINGLE DWELLING INTO TWO FLATS INCLUDING PROVISION OF REAR DORMER AND NEW ACCESS/EGRESS STAIRWAY, 89 QUEEN STREET, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 4th March 2008, together with the officer's written report update detailing additional representations received and verbal advice on three additional letters of objection received, and agreed with the Panel's view that the application would be unneighbourly and unsightly and should be refused for the reasons set out in the report. Members therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

(1) The proposed new access/egress stairway would detract from the amenities and quiet enjoyment of nearby residential properties/occupiers at 91 Queen Street by reason of unneighbourly noise and disturbance in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(2) The proposed new access/egress stairway and dormer would be visually unsightly from Cornwall Road by reason of siting and design and detrimental to the character and appearance of the area in conflict with Policies LOC1, DEV1 of the West Sussex Structure Plan and GEN2, GEN7, DEV19 of the Arun District Local Plan.

838. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – LU/443/07 – RESIDENTIAL DEVELOPMENT OF 2 NO. DWELLINGS AT REAR OF OAKRIDGE, LAND REAR OF OAKRIDGE, TODDINGTON LANE, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 4th March 2008, and agreed with the Panel's view that the proposal would constitute an unsatisfactory form of backland

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development. The Committee therefore did not accept the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposal would constitute an unsatisfactory form of backland development, which would represent a visually obtrusive development detrimental to the character and appearance of the area. The development would therefore be contrary to Policies LOC1, DEV1 of the West Sussex Structure Plan and GEN2, GEN7 of the Arun District Local Plan.

839. PLANNING APPEALS

The Committee received and noted a report which detailed 2 new appeals that had been lodged and 1 appeal that had been heard.

840. TREE APPLICATIONS

AW/11/08/T – Fell one Monterey Pine tree, 5 The Orchard, Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

841. PLANNING APPLICATIONS

WA/2/08 – New house with garage, 34 Hunters Mews, Fontwell Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Environment Agency, and a representation from the Ward Councillor which was read out at the meeting by the Chairman, views were expressed that this proposal would be overbearing and unneighbourly on the nearby residential properties and would have a detrimental impact on the setting of the listed building. The Committee did not accept the officer recommendation to approve and therefore

RESOLVED

That the application be refused for the following reason :-

Having regard to the ground levels, the design, size and height of the dwelling and its relationship to the two existing

residential properties directly to the south, the proposal would give rise to an unneighbourly form of development and adversely affect the setting of a Listed Building, Goodacres House. The development would be unneighbourly through overlooking and overbearing impact which would be prejudicial to the amenities of those neighbouring properties. The proposal would be in conflict with Policies LOC1, DEV1, CH1, CH5 of the West Sussex Structure Plan and GEN2 and GEN7 of the Arun District Local Plan.

PA/1/08 – Single storey extension to provide garage and log store, single storey to provide bedroom with balcony over, first floor extension to provide kitchen and first floor extensions to dining room and living room – 130 Michelgrove Park, Dairy Lane, Patching Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/453/07 – Conversion of former coastguard's tower to provide new tourist holiday accommodation, former Coastguard's Tower, Coastguard Road, Seafront, Littlehampton Having received a report on the matter and verbal advice that the Council had an interest in the land, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/455/07 – Three industrial units formed by division of existing unit, re-clad to match existing with new entrance doors, windows and roller shutter doors, Unit 2B, Littlehampton Marina, Ferry Road, Littlehampton Having received a report on the matter and verbal advice that the Council had an interest in the land, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/4/08 – Conservatory to rear elevation, 8 Horseshoe Close, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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FG/12/08 – Continuance of use without compliance with Condition No. 1 of FG/134/02 'Extension of expiry date', Highdown Vineyard, Littlehampton Road, Ferring 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/43/07 – Outline application for demolition of 3 No. attached dwellings and replacements with 6 No. chalet bungalows (resubmission of FG/10/06), 1-3 Little Paddocks House, Little Paddocks Way, Ferring Having received a report on the matter, together with officer's verbal advice on comments that had been received from the Ward Councillor with regard to the passing places and visibility splays and subsequent amendment to the wording of Conditions 3 and 4, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Conditions 3 and 4 as follows :-

Condition 3: Building work shall not commence until the passing places have been laid out in accordance with the Plan Drawing No. 4861/SK2 and the places shall not thereafter be used other than for the purposes for which it is provided.

Condition 4: Building work shall not commence until the visibility splays as shown on Plan 4861/SK2 have been laid out in accordance with the details hereby permitted by the Local Planning Authority.

Reasons for both conditions remain unchanged as per recommendation sheet.

FP/19/08 – Re-design of rear sun room extension following previously approved application FP/53/07, 62 Downview Road, Felpham Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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(Prior to consideration of the following application, Councillor Bower declared a prejudicial interest due to the close proximity of his house to the proposal and exercised his right to speak before withdrawing from the meeting and he took no part in the debate or vote.)

EP/5/08 – Erection of summer house towards the rear of the garden. Approximate size 3.6m x 3.6m, height of 3.3m, Cherry Tree Cottage, 1 South View, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/16/08 Proposed loft conversion, 4 Seaview Road, East Preston 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 Bower had declared a personal interest and remained in the meeting during the debate and vote.)

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, East Preston Having received a report on the matter, it was suggested that a site visit should be undertaken to assess the impact of the proposal on the character of the area and its affect on the immediate neighbours. The Committee therefore

RESOLVED

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

BR/13/08 – New boundary wall to the front of 69 High Street/flat over known as 'Questover', Questover, Norfolk Street, Bognor Regis Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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BR/15/08 – Alterations to form ground and first floor flats with new external staircase, including conversion of loft space to form new bathroom, 36 Ockley Road, Bognor Regis Having received a report on the matter, Members were of the view that a site visit should be undertaken to assess the impact of the proposal on the visual amenities and character of the area and its affect on the immediate neighbours. The Committee therefore

RESOLVED

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

BR/364/07 – Outline application for 4 No. 1½ storey dwellings, Land to rear of 56 Richmond Avenue and 41 Westingway, Bognor Regis Having received a report on the matter, views were expressed that this proposal was an overdevelopment of the site and that 4 dwellings were too many. The Planning Team Leader reiterated that a previous application had been refused on highway grounds only and that this issue had now been resolved to the satisfaction of County Highways. However, the Committee still expressed concerns that this was a cramped form of development which would have a detrimental impact on the area and so did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

1. The proposed erection of 4 dwellings on this restricted site would constitute an overdevelopment and cramped form of development which would be out of character and detrimental to the visual amenities of the area. The proposal is therefore in conflict with Policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
2. The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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BR/376/07 – Demolition of existing dwelling in multiple occupation and construction of six key worker apartments with ancillary cycle and bin storage, 130 Longford Road, Bognor Regis Having received a report on the matter, strong concerns were voiced that the proposal was inappropriate on this cramped site and would constitute a serious overdevelopment. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposed erection of 6 flats, 3 storeys in height, on this restricted site would constitute an overdevelopment and cramped form of development which would be detrimental to the visual amenities of the area and be unneighbourly by reason of overshadowing and overbearing to the properties on the opposite side of Longford Road. The proposal is, therefore, contrary to Policies DEV1, CH1 and LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

The Chairman then called a 10 minute adjournment.

BE/153/07 – Redevelopment of site to provide new Health Centre and detached changing rooms for adjoining recreation ground, including change of use of part of recreation ground to form part of curtilage of Health Centre, Bersted Green Surgery, 32 Durlston Drive, Bognor Regis Having received a report on the matter, together with a verbal update that the Environment Agency had indicated it had no objection to the proposal subject to the addition of a condition relating to floor levels, the Committee

RESOLVED

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

“Finished floor levels of the proposed building shall be 300mm above existing ground levels in accordance with paragraph 9.2 of the Flood Risk Assessment.

Reason: To ensure the risk of flooding is kept to a minimum in accordance with Policy GEN11 of the Arun District Local Plan.”

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AB/2/08/A – Various new signage, Pizza Express, 33 High Street, Arundel Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/3/08/L – Application for Listed Building Consent for various new signage, Pizza Express, 33 High street, Arundel Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/195/07 – Proposed rear extension, front dormer and the enlargement of a side window, 40 River Road, Arundel Having received a report on the matter, together with the officer's written report update detailing an amended description and additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/10/08 – Variation of Condition No.2 of Planning Permission A/110/05 to increase the number of children accommodated at the premises from 18 to 24, Mill House Croft, Station Road, Angmering Having received a report on the matter, Members voiced their concerns that the increase in numbers would have a detrimental impact on the residential amenities of nearby properties. The Planning Team Leader reiterated that the existing 30 minute outside play time in the morning and afternoon would not be increased and that the additional business operating from the premises would be relocating as from April 2008. Legal advice was also given with regard to the play area. However, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposal for the increase in number of children from 18 to 24 would result in an intensification of use on the site, detrimental to the amenities and quiet enjoyment of nearby residential properties, in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

842. ENFORCEMENT MATTERS

CON/LU/7/5 – Non-compliance with Enforcement Notice relating to UPVC windows in Conservation Area, Flat 2, 21 Western Road, Littlehampton
Having received a report on the matter, the Committee

RESOLVED

That authority be granted under Section 179 of the Town and Country Planning Act 1990 to institute legal proceedings for the failure to comply with the enforcement notice.

CON/LU/48/05 & CON/LU/52/04 – Non-compliance with Enforcement Notices relating to the erection of a metal staircase and an unauthorised garden shed, 29 Manning Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That authorisation be given to seek an injunction under Section 187B of the Town and Country Planning Act 1990. The terms of the injunction are, in brief, that the shed and the staircase be demolished and the resulting waste and debris be removed from the land. This reflects the terms of the Enforcement Notices.

843. UNAUTHORISED WORKS TO A TPO (TREE PRESERVATION ORDER) TREE, 3 THE HOPGARTON, ALDWICK

The Committee received and noted an information report on the result of a court case that had been heard with regard to the heavy limb dismantlement of a Beech tree covered by a Tree Preservation Order at 3 The Hopton, Aldwick.

(The meeting concluded at 6.26 p.m.)