

DEVELOPMENT CONTROL COMMITTEE

21st May 2008 at 2.30 p.m.

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

[Note: The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Bower, Minutes 32 to Minute 36 (up to Application R/70/08); Councillor Butler, Minute 36 (from application BR/67/08) to Minute 37; Councillor Gammon Minute 36 (from Application PA/7/07 to Application PA/8/08/CA and from Application BR/74/08) to Minute 37; and Councillor McDougall, Minute 36 (from Application A/36/08/A) to Minute 37.]

44. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Smee.

45. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a personal interest in Agenda Item 10, Planning Application CM/1/08, as the applicant was known to him as a Parish Council member but as he had not discussed the matter with him he would remain in the meeting and take part in any debate and the vote.

Councillor Butler gave notice of a prejudicial interest in Agenda Item 10, Planning Application LU/60/08, as he knew the applicant's family and stated that he would leave the meeting during its consideration.

Councillor Mrs Goad gave notice of a prejudicial interest in Agenda Item 10, Planning Application EG/10/08, as both the objector and the applicant were known to her and stated that she would leave the meeting during its consideration.

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Councillor Mrs Hazlehurst gave notice of a prejudicial interest in Agenda Item 10, Planning Application A/34/08, as she knew the applicant but that she would exercise her right to speak to the item before leaving the meeting during its consideration.

Councillor Mrs Olliver gave notice for a personal interest in Agenda Item 10, Planning Application BR/50/08, as the site was next to the Royal British Legion premises, of which she was a member, and she would therefore remain in the meeting but abstain from voting.

46. MINUTES

The Minutes of the Special meeting held on 16th April 2008 and the meeting held on 1st May 2008 were approved by the Committee as a correct record and signed by the Chairman.

47. WITHDRAWN APPLICATION

The Chairman advised the meeting that Planning Application AL/26/08 had been withdrawn from the Agenda.

48. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – R/46/08 – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 3 NO. DWELLINGS, 22 MILL LANE, RUSTINGTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 6th May 2008 and agreed with the Panel's view that the application should be refused as it was considered that this proposal constituted an overdeveloped and cramped form of development. Members therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The provision of three dwellings is considered to result in an overdevelopment and cramped form of development which would also be an unneighbourly form of development and out of character within this section of Mill Lane. The proposal is thereby contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

49. PLANNING APPEALS

The Committee received and noted a report which detailed appeals awaiting a decision and 6 appeals that had been heard.

50. PLANNING APPLICATIONS

SL/5/08 – Demolition of redundant stables and erection of single dwelling house and garage, Firgrove Livery Stables, Mill Road, Slindon
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/70/08 – Proposed dwelling on part of garden, Adjacent to 21 Henry Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

PA/7/08 – Conversion to two residential units plus two self contained holiday lets and conversion of barn to replacement stables, Patching Farm, The Street, Patching Having received a report on the matter, together with the officer's written report update detailing substitute plans, a request was made for a site inspection to take place but, on being put to the vote, this was declared lost as Members had visited the site in the past. The Committee then

RESOLVED

That the application be approved as detailed in the report.

PA/8/08/CA – Application for conservation Area Consent for demolition of two modern barns, Barns 1 & 2 Patching Farm, The Street, Patching Having received a report on the matter, together with the officer's verbal report correcting Condition 1 to refer to Conservation Area Consent, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to correction of Condition 1 to indicate that "The works for which Conservation Area Consent....."

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M/21/08 – Demolish garage and side extension, two storey side extension with integral garage, single storey side extension, alterations to roof and windows and replace existing windows, (resubmission of M/157/07), 17 The Byway, Middleton Having received a report on the matter, together with the officer's written report update detailing an amended recommendation with regard to substitute plans received, a concern was raised as to the impact of the proposal on the character of the area and the living conditions of the immediate neighbour. The Committee therefore

RESOLVED

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

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

LU/60/08 – Single detached 3 bedroom dwelling house to land at front of 8 Clun Road, (resubmission following LU/436/07), 8 Clun Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amended condition relating to substitute plans, serious concerns were raised with regard to the footprint of the proposal being similar to a previous application which had been refused and the lack of turning space for vehicles which would result in cars reversing into Clun Road on a bend. Some Members felt this would constitute an overdevelopment and impact on the character and appearance of the area and the Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reasons :-

"The proposal would constitute an overdevelopment of the site by reason of being out of character with the appearance of the area. The proposal would be contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

The proposal would not incorporate adequate turning facilities for 8 Clun road which would result in vehicles reversing along a narrow and long drive onto the public highway. This would adversely affect highway safety contrary to Policies NE17 of

the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

LU/93/08 – Conversion of one three bed house to two one bed flats, 2 The Croft, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as set out in the report.

LU/94/08 – Conversion of 2 bedroom house to 2 x 1 bedroom flats, 23 Potters Mead, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received, views were expressed that the conversion of this house to two flats was inappropriate and the Committee did not accept the officer recommendation to approve the application. Following further discussion and advice from the Head of Development Control and the Planning Solicitor, it was agreed that officers should prepare a more detailed report on the matter, making particular reference to the Housing Needs Study that had been undertaken as part of the LDF (Local Development Framework) process to better inform Members with regard to the need for one and two bedroom flats in the locality. The Committee therefore

RESOLVED

That the application be deferred to enable officers to bring back a more detailed report making reference to the Housing Needs Study.

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

EG/10/08 – Erection of a single detached bungalow and garage (resubmission following EG/55/07), The Old Stables, Church Lane, Eastergate Having received a report on the matter, together with the officer's written report update detailing a correction to the density to read 6 dwellings per hectare, a view was expressed that, as County Highways had objected to the proposal, it was not considered politic to accept the officer recommendation to approve in this instance due to the adverse impact of the proposal on highway safety. The Committee then

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RESOLVED

That the application be refused for the following reason :-

"The proposal does not make provision for adequate visibility at the junction of the access with Church Lane and increased vehicular use would be detrimental to highway safety. This would conflict with Policy GEN7 of the Arun District Local Plan."

The Chairman then called a short adjournment to the proceedings.

EP/32/08 – Siting of static caravan for occupation of relative, 39 Normandy Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received and verbal clarification with regard to the number of letters of support that had been received, 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 prejudicial interest and left the meeting and took no part in the debate or the vote.)

EP/46/08 – New attached garage with new false pitched roof over existing ground floor extension 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 Biss had declared a personal interest and remained in the meeting and took part in the vote.)

CM/1/08 – Change of use of Piggery (and building conversion works) from agriculture to offices, laundry, stores/archives, toilets & associated facilities (Departure from the Development Plan), The Old Piggery, The Street, Climping Having received a report on the matter, together with the officer's written report update detailing a correction to the report and an additional condition relating to landscaping of the site and verbal reiteration

that, as the deadline for comments due to readvertising of the application did not expire until after this meeting, the Committee

RESOLVED

That the application be approved as detailed in the report and the decision be delegated to Head of Planning and Housing Strategy in consultation with the Chairman.

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

Councillor Gammon declared a prejudicial interest as he knew one of the properties that backed onto the proposal and left the meeting and did not take part in the debate or the vote.)

BR/50/08 – Revised planning application for the demolition of existing factory and erection of 20 one bedroom flats, Clifton Works & Tulletts Garage, Clifton Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amended recommendation relating to a Section 106 Agreement and an additional representation received, it was accepted that an approval had already been granted on this site but that approval had the benefit of car parking provision. It was considered unacceptable that this revision had deleted that provision. Advice was given by the Planning Team Leader on the findings of the previous appeal Inspectors. Following consideration, the Committee

RESOLVED

That the application be refused for the following reason :-

"The provision of 20 flats in this location without on-site car parking would result in increased on-street car parking detrimental to the free flow of traffic, contrary to Policies GEN7 and GEN12 of the Arun District Local Plan."

BR/67/08 – Modifications to planning permission BR/315/07 – Widen units 1-2 and 5-6 by 1.100m. Reprovide hotel storage building and relocation of bike store. Minor amendments to boundary walling – Former accommodation block and storage building, Land to rear of Royal Norfolk Hotel Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

BR/74/08 – Two storey side extension, 8 Nelson Road, Bognor Regis
Having received a report on the matter, concerns were raised that this proposal would be an overdevelopment of the plot; out of keeping with the other properties in the vicinity and would be an intensification that would be unacceptable in the locality. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

"The proposed extension would be unduly prominent and result in an overdevelopment of the plot through extending the building across the full width of the property. The proposal is therefore contrary to the character of the area and in conflict with Policies GEN7 of the Arun District Local Plan and DEV1 of the West Sussex Structure Plan."

BR/92/08 – Proposed demolition of existing property and the erection of a block of 4 No. 2 bedroom and 2 No. 1 bedroom flats, 61 Linden Road, Bognor Regis
Having received a report on the matter, views were expressed that this application would be overdevelopment, overbearing and out of character with the immediate 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 development by reason of its size and number of flats would be overbearing and out of character with the area, contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

BR/97/08 – New 2 bedroom dwelling attached to the left hand side of 80 Hawthorn Road, 80 Hawthorn Road, Bognor Regis
Having received a report on the matter, together with the officer's written report update detailing amended condition relating to substitute plans and a correction to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/20/08 – Erection of 7 No. terraced dwellings and formation of access road (resubmission following BE/136/07), Land to West of Bucksham Avenue, Bersted Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to remediation works proposed for the making good of the party wall and roof, the Committee participated in a detailed debate which covered a number of matters.

It was felt that the comments of the County Highways must be received prior to any decision being taken as concerns were raised regarding access, traffic and safety issues. Further, it was acknowledged that the Party Wall Act was not part of planning legislation but a house was still an amenity and someone's amenity could be damaged if the issue of the party wall was not addressed – impinge on the amenities of No. 15 in planning terms – and it was therefore requested that the views of Building Control must be sought.

The matter of whether refuse and emergency vehicles would be able to service the proposed development was raised and the question was asked as to whether tracking had been done to ascertain the situation.

The Committee therefore

RESOLVED

That the application be deferred to enable officers to invite County Highways to make comments in person on this proposal at the next available meeting and for additional building control comment regarding the impact of the proposal on the party wall.

BE/21/08 – Demolition of existing bungalow and erection of 3 No. 3 bed terraced houses, 426 Chichester Road, Bognor Regis Having received a report on the matter, the Committee once more expressed its concern that County Highways had not submitted its comments on this application, as in the previous application on the Agenda. Concerns were raised in respect of the proposed intensification of use of the access onto the A259 directly opposite a petrol station and it was felt that the County Highways response must be received prior to any decision being taken.

In considering the matter, it was also suggested that, as the reconfiguration of the Texaco Garage had been causing problems with

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backing up of cars onto the highway, it was suggested that a letter be written to County Highways requesting that they look into this for safety reasons.

The Committee then

RESOLVED

That the application be deferred to enable officers to invite County Highways to make comments in person on this proposal at the next meeting.

(Prior to consideration of the following application, Councillor Mrs Hazlehurst had declared a prejudicial interest and had reserved her right to speak. However, she now indicated that she did not wish to speak and left the meeting and took no part in the debate or vote.)

A/34/08 – Loft conversion work with rear and side dormer window, 9 Lansdowne Road, Angmering Having received a report on the matter, a request was made that a site visit should be undertaken to assess whether this proposal would have an adverse impact on the amenities of the locality and whether it might constitute overdevelopment. The Committee therefore

RESOLVED

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

A/36/08/A – Application for 1 No. non-illuminated fascia sign, Pearl Dental, The Square, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(During the course of consideration of the following application, Councillor Brooks declared a prejudicial interest as he was part of a sign company and he left the meeting and took no part in the debate or vote.)

A/41/08/A – Various illuminated signage, Roundstone Inn, Roundstone Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/47/08 – Proposed new store between garage and house plus two dormer windows to rear (one replacing an existing velux window), Lynwood, Ham Manor Close, Angmering Having received a report on the matter and verbal advice that this had been included on the agenda purely due to its staff categorisation, together with the officer's written report update detailing no objection from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/36/08 – Erection of two storey front extension and new rear façade, Tamarisk, 23 Aldwick Avenue, Aldwick Having received a report on the matter, it was agreed that an additional condition should be attached to any approval to ensure a glazing screen was installed. The Committee then

RESOLVED

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

"Before the rear first floor balcony, serving the master bedroom, is first brought into use, the 1.8m opaque glazed screen shall be erected and completed in accordance with the approved details and shall thereafter be retained in perpetuity.

Reason : To safeguard the amenities of the adjoining premises and the area generally in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

AW/58/08 – Change of use from launderette (Sui Generis) to office (Financial and Professional Services)(Class A2), 20a Rose Green Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/59/08 – Demolition of existing detached house and construction of new detached house and extensions and alterations to pool house and garage, Craigweil Lodge, Canons Close, Aldwick Having received a report on the matter, it was agreed that a site visit should take place to assess the impact of the proposal on the street scene and on the immediate neighbours and the Committee therefore

Subject to approval at the next Committee meeting

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RESOLVED

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

AW/63/08 – Approval of reserved matters (scale and appearance) following outline consent AW/261/07 for the erection of a two-storey dwelling with integral garage and new access point onto Cherry Close, Land rear of 9 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's written report update advising that Landscaping had incorrectly been included in the application and additional information from the applicant relating to the capture and useage of rain water, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/26/08 – Outline application for new dwelling alongside 10 Lidsey Road with all matters reserved, 10 Lidsey Road, Woodgate, Aldingbourne Having received a report on the matter, the Committee had been advised that this application had been withdrawn.

51. ENFORCEMENT MATTERS

CIC/AW/2/07 – Alleged unauthorised notice board/advertisement, Royal Bay Nursing Home, Barrack Lane, Aldwick Having received a report on the matter, the Committee received verbal advice from the Compliance Team Leader that this item had been withdrawn.

(The meeting concluded at 7.38 p.m.)