

DEVELOPMENT CONTROL COMMITTEE

24th September 2008 at 2.36 p.m.

Present : Councillors Mrs Hall (Chairman), Mrs Goad (Vice-Chairman), Biss, Bower, Brooks, Evans, Gammon, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, Oliver-Redgate, Mrs Olliver, Mrs Smee and Mrs Stainton.

[Note: The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillors Gammon and Mrs Stainton, Minutes 455 (from Planning application BR/250/08, part) to Minute 459.)

448. WITHDRAWN APPLICATION

The Chairman advised that enforcement matter CIC/AW/4/06 had been withdrawn from the Agenda.

449. APOLOGIES FOR ABSENCE

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

450. DECLARATIONS OF INTEREST

Councillor Bower gave notice of personal interests in Agenda Item 9, Planning Application EP/106/08 as a member of the estate association where this application was located and in Application BE/64/08 as the Chairman of the Policy Site 6 Advisory Group.

Councillor Evans gave notice of a prejudicial interest in Agenda Item 9, Planning Application AW/184/08 as the applicant was known to him and stated that he would reserve his right to speak.

Councillor Gammon gave notice of a prejudicial interest in Agenda Item 9, Planning Application BR/189/08, as he used to own a property adjoining the proposal.

Councillor Mrs Hall gave notice of a personal interest in Agenda Item 9, Planning Application P/97/08 as a member of Pagham Parish Council.

Development Control
Committee – 24.09.08.

Councillors Mrs Olliver, Mrs Smee and Mrs Stainton declared a personal interest in Agenda Item 9, Planning Application BE/64/08 as members of the Policy Site 6 Advisory Group and Mrs Smee was also a member of Bersted Parish Council.

Councillor Mrs Olliver declared a personal interest in Agenda Item 9, Planning Application BR/189/08 as a member of the Women's Section of the British Legion which had premises immediately adjacent to the proposal.

451. MINUTES

The Minutes of the meeting held on 3rd September 2008 were approved as a correct record and signed by the Chairman.

452. REPORT OF THE MEETING OF THE POST COMMITTEE SITE INSPECTION PANEL – R/150/08 – ERECTION OF 6 NEW BUILD APARTMENTS, 69 BROADMARK LANE, RUSTINGTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 9th September 2008, together with the officer's written report update detailing substitute/amended plans, subsequent amended recommendation and an additional representation received. Following consideration, the Committee accepted the Panel's recommendation to approve and therefore

RESOLVED

That the application be approved as detailed in the appendix to the report.

453. PLANNING APPEALS

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

454. TREE APPLICATION

AW/190/08/T – Fell one Hornbeam, Aldwick Farm, Aldwick Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

455. PLANNING APPLICATIONS

R/199/08 – Rooms in roof, side garage and front porch. Resubmission following R/134/08, 20 Pigeonhouse Lane, Rustington Having received a report on the matter., together with verbal advice that this was a staff application, a request was made that, owing to the statutory advertising period not expiring until 2nd October 2008, the decision be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and that the decision be delegated to the Head of Planning and Housing Strategy, in consultation with the Chairman, as the statutory advertising period does not expire until 2nd October 2008.

(Prior to consideration of the following application, Councillor Mrs Hall had declared a personal interest and remained in the meeting and participated in the debate and vote.)

P/97/08 – Demolition of existing dwelling and garage. Construction of single storey replacement dwelling and double garage Having received a report on the matter, together with the officer's written report update detailing deletion of the final Informative referring to the comments from the District Engineers and additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/153/08 – 2 No. semi-detached and one detached sea front town houses – Resubmission following FP/271/07, Sea Lodge, Outram Road, Bognor Regis Having received a report on the matter, together with the officer's verbal advice regarding a late representation received, a concern was raised with regard to the disruption that would be caused by contractors vehicles in the locality, which already had a severe shortage of parking. Advice was given that no condition could be placed on any approval but an Informative could be added to highlight to the applicant that due consideration should be given to local residents in this respect. Following consideration, the Committee

Development Control
Committee – 24.09.08.

RESOLVED

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

"The West Sussex County Council, as Highway Authority, would remind applicants that they may have to provide on the application site areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stack of materials as the use of the adjacent highway for these purposes may not be acceptable under the terms of the Highways Act."

(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 the vote.)

EP/106/08 – Proposed double garage, 8 The Drive, 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 Gammon 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 Mrs Olliver had declared a personal interest and remained in the meeting but took no part in the vote.)

BR/189/08 – Demolition of existing factory and erection of 17 No. 1 bed flats and 3 No. 2 bed flats with 7 No. parking spaces – revised planning application following BR/50/08, 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 additional condition relating to car parking provision, the Planning Team Leader emphasised the comments made by the Inspector at the appeal on a previous application, particularly with regard to car parking and design issues that were raised during the course of the debate. At the request of a Member, it was agreed that a site inspection should take place to assess the accessibility of the site given the plans before Members and the Committee

Subject to approval at the next Committee meeting

331

Development Control
Committee – 24.09.08.

RESOLVED

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

BR/250/08 – Demolition of a dwelling and garage and erection of a block comprising 3 No. 2 bed flats and 6 No. 1 bed flats with car parking. Resubmission following application BR/156/08, 62 Victoria Drive, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, it was felt that a site visit should be undertaken to assess the effect of the proposal on the street scene. 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, Councillors Bower, Mrs Olliver and Mrs Smee had declared a personal interest and remained in the meeting and participated in the debate and vote.)

BE/64/08 – Construction of temporary vehicular access to serve residential development and Site 6, North Bersted, Site 6, Chichester Road, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/91/08 – Separation of 24 and 24a Queen Street by removing section of rear building (No. 24). Remodelling of 24 Queen Street to provide 2nd floor accommodation, The Moorings, 24 Queen Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/92/08/L – Application for Listed Building Consent for the separation of 24 and 24a Queen Street by removing section of rear building (No. 24). Remodelling of 24 Queen Street to provide 2nd floor accommodation, The Moorings, 24 Queen Street, Arundel Having received a report on the matter, the Committee

Subject to approval at the next Committee meeting

332

Development Control
Committee – 24.09.08.

RESOLVED

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

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

AW/184/08 – Remove existing garage and provide two storey extension for bedroom, study and garage, including new roof over porch, 17 Tangmere Gardens, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/196/08 – Rear two storey extension and new pitched roof to part of existing kitchen extension, 22 Wychwood Close, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

456. ENFORCEMENT MATTERS

CIC/AW/4/06 – Alleged unauthorised structure, 52 The Drive, Craigweil Estate, Aldwick Having received a report on the matter, the Committee had been advised that this item had been withdrawn from the Agenda.

(During the course of discussion on the following three items relating to footpaths, Councillors Bower, Mrs Olliver and Mrs Smee declared a personal interest as Members of the Policy Site 6 Advisory Group and remained in the meeting during their consideration and participated in the debates and votes.

457. DIVERSION OF FOOTPATH NO. 152 AT FELPHAM, BOGNOR REGIS

Having received a report on the matter, the Committee

Subject to approval at the next Committee meeting

333

Development Control
Committee – 24.09.08.

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; and

(2) no Order be confirmed unless West Sussex County Council approves it as Highway Authority.

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

Having received a report on the matter, 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; and

(2) no Order be confirmed unless West Sussex County Council approves it as Highway Authority.

459. DIVERSION OF FOOTPATH NO. 2988 AT FELPHAM, BOGNOR REGIS

Having received a report on the matter, 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; and

(2) no Order be confirmed unless West Sussex County Council approves it as Highway Authority.

(The meeting concluded at 4.54 p.m.)