

DEVELOPMENT CONTROL COMMITTEE

27th February 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, Oliver-Redgate, Mrs Olliver and Steward.

Note : Councillor Chapman was also present for part of the meeting.

758. WITHDRAWN APPLICATION

The Chairman advised the meeting that Application FP/265/07/A had been withdrawn from the Agenda.

759. APOLOGIES FOR ABSENCE

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

760. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a prejudicial interest in Agenda Item 12, Planning Application EP/184/07, as the site was in close proximity to his own residence and stated that he would reserve his right to speak on the matter and would then leave the meeting during consideration of that item.

Councillor Butler gave notice of a prejudicial interest in Agenda Item 12, Planning Application LU/421/07, as he lived in close proximity to the proposal and stated that he would reserve his right to speak on the matter and would then leave the meeting during consideration of that item.

761. MINUTES

The Minutes of the meeting held on 6th February 2008 were approved by the Committee as a correct record and signed by the Chairman.

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762. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – AW/317/07 – OUTLINE APPLICATION FOR THE ERECTION OF 1 NO. 3 BEDROOM CHALET COTTAGE, SILVERSTON HOUSE, 3 FISH LANE, ALDWICK

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th February 2008 and agreed with the Panel's view that the application should be refused on the grounds that it represented an overdevelopment which would be out of character with the area and that, in addition, the access was inadequate. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

"1. By reason of the size of the site and likely scale of the dwelling, the proposal would represent an overdevelopment of the site that would be out of character with the area, contrary to Policies LOC1, DEV1 and CH1 of the West Sussex Structure Plan and GEN2 and GEN7 of the Arun District Local Plan.

2. The proposal would result in an increase in traffic using an inadequate access detrimental to safety of users of the public highway contrary to Policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan."

763. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – BE/141/07 – OUTLINE APPLICATION FOR 1 DETACHED 3 BEDROOM HOUSE WITH TWO CAR SPACES, LAND ADJACENT TO 92 CHALCRAFT LANE, BERSTED

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th February 2008 and

RESOLVED

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

764. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL
POST COMMITTEE SITE INSPECTION PANEL – BR/385/07 –
ERECTION OF 1 NO. 2 BEDROOM HOUSE ON LAND ADJACENT
TO 4 TENNYSON ROAD, BOGNOR REGIS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th February 2008, together with the officer's written report update detailing substitute plans and additional information received, and agreed with the Panel's view that the proposal was an unneighbourly form of development and should be refused. The Committee therefore did not accept the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed dwelling, by reason of its scale and size, is considered to represent an unneighbourly form of development which would be out of character to the general wide plots within the street scene. It is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

765. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL
POST COMMITTEE SITE INSPECTION PANEL – FP/266/07 –
OUTLINE APPLICATION FOR PROPOSED 2 STOREY 4 BEDROOM
DETACHED HOUSE AND NEW VEHICULAR ACCESS, 2 SECOND
AVENUE, FELPHAM

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th February 2008, together with the officer's written report update detailing a correction to the report, and agreed with the Panel's view that the application should be approved with an additional condition to preserve the visual amenity of the site by ensuring that there was a distance of no less than 3 metres between the proposal and the neighbouring property. The Committee therefore

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to the addition of the following condition:-

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“The distance between the southern elevation of No 2 Second Avenue and the side of the north wall of the proposed dwelling hereby permitted shall be no less than 3 metres.

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

766. PLANNING APPEALS

The Committee received and noted a report which detailed 3 new appeals that had been lodged and 4 appeals that had been heard.

767. PLANNING APPLICATIONS

AW/5/08 – Alterations and rear extension to form living room & kitchen, and alterations to form bay windows to front elevation, 20 Wychwood Close, Craigweil, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/332/07 – Application for removal or variation of a condition following grant of planning permission AW/250/02 to extend the period by which development must start by one year (conversion to single dwelling), The Stables, Aldwick Farm, Aldwick Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/2/08 – Loft conversion with traditional flat roof dormers, small rear extension, Victorian conservatory, front bay window and new pitched roof to garage, Perry Hill, 7 Lansdowne Close, Angmering Having received a report on the matter, together with the officer’s written report update detailing that the Parish Council had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/6/08 – Amendments to previously approved application BE/114/03 (Change of use of ancillary building to one separate dwelling), Land to the rear of Elm Cottage, 82 North Bersted Street, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and an additional condition relating to materials and joinery, the Committee

RESOLVED

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

BR/1/08 – Side extension, 91 Chichester Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/16/08/L – Application for Listed Building Consent to remove dormer windows & rebuild; replace dormer windows 'like for like'; re-plaster bedrooms 1&2, repair floor in bedroom 2 & replace sash window in bedroom 1, 15 Scott 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.

BR/371/07 – Change of Use from shingle beach to decking (A3 tea/coffee seating area) provide timber decking with handrails and steps to access from pier. Deck removable in winter months, Bognor Pier, The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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(Prior to consideration of the following application, Councillor Mrs Olliver declared a personal interest as she was a member of the Women's Royal British Legion and stated that she would remain in the meeting and abstain from voting.)

BR/391/07 – Application for approval of reserved matters following outline approval BR/175/06 for the demolition of existing factory and erection of 20 No. one bedroom flats and associated parking, Clifton Works and Tulleys Garage, Clifton Road, Bognor Regis 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 declared a personal interest as he was a member of the Climping Gap Partnership and reference had been made to that organisation under Public Speaking. He stated he had had no discussion with anyone on the proposal and remained in the meeting and participated in the vote.)

CM/31/07 – Ground floor extension to provide new kitchen and sunroom together with revised layout of accommodation, The Hayloft, Brookpit Lane, Climping Having received a report on the matter, a request was made that a site visit should be undertaken to assess the impact of the proposal on the visual amenity of the area, the countryside and on neighbouring properties and 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 Bower had declared a prejudicial interest. He spoke to the item under Public Speaking and then left the meeting and took no part in the debate or vote.)

EP/184/07 – Demolition of existing bungalow; replacement with purpose designed and built chalet house for disabled child (This application also falls within the Parish of Kingston), 5 Upper Drive, East Preston Having received a report on the matter, together with the officer's written report update detailing a representation received and substitute plans, it was agreed that additional Informatives should be placed on any permission requiring construction traffic to park on the site and that, in addition, the applicant be

advised to contact Southern Water with regard to any filled in water courses. The Committee then

RESOLVED

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

Informative: The applicants are requested that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent highway for these purposes may not be acceptable.

Informative: It is noted that there is a drainage ditch area on the site and the applicants are therefore advised to contact Southern Water, Southern House, Capstone Road, Chatham, ME5 7QA. www.southernwater.co.uk. Telephone 01634 824103.

FP/265/07/A – Erection of 2 No. non-illuminated advertisement signs, Land west of Flansham Lane, Felpham Having received a report on the matter, the Committee had been advised that this matter had been withdrawn from the Agenda.

FG/208/07 – Re-roofing and refurbishment of existing buildings for continued use as a Garden Centre, Country Fayre, Littlehampton Road, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/215/07 – Erection of 1 No. new bungalow and associated car parking, 32 Glenbarrie Way, Ferring Having received a report on the matter, together with the officer's written report update detailing a consultation response from Environmental Health and resultant additional condition to be placed on any permission granted, the Committee

RESOLVED

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

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FN/7/08 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the construction of new sewage system, 1 Ivy Cottage, North End, Findon Having received a report on the matter, together with the officer's written report update detailing additional representations received and the addition of a further Informative relating to surface and ground waters discharge, the Committee

RESOLVED

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

H/24/07 – Change of use of existing redundant cart building to tourist accommodation, The Cart Shed, B2139, Houghton Having received a report on the matter, together with the officer's written report update detailing correction to a consultation response and a further condition requiring planning permission for any additional infilling of the first floor void, the Committee expressed its serious reservations with regard to road safety along the B2139 and the junction with South Lane and requested that a letter be sent to County Highways to this effect. The proposal itself was thought to be acceptable and the Committee

RESOLVED

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

H/25/07/L – Application for Listed Building Consent for a change of use of existing building to tourist accommodation use (B1) (Resubmission following H/11/07/L), The Cart Shed, B2139, Houghton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/11/08 – Drop kerb in front of property to allow access of vehicle, 88 Beaumont Park, Littlehampton 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 Butler had declared a prejudicial interest. He spoke to the item under Public Speaking and then left the meeting and took no part in the debate or vote.)

LU/421/07 – Change from single dwelling into two flats including provision of rear dormer & rear access/egress stairway, 89 Queen Street, Littlehampton Having received a report on the matter, the Committee agreed that a site inspection should be undertaken to assess the impact of the proposal on the amenity of the area and therefore

RESOLVED

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

LU/443/07 – Residential development of 2 No. dwellings at rear of Oakridge, Land rear of Oakridge, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional condition regarding a noise assessment to be carried out, views were expressed that this might be an overdevelopment of the site and the Committee therefore

RESOLVED

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

LU/445/07 – Rear extension, 12 Mantling Road, Littlehampton 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.

M/5/08 – 2nd Floor Extension to form viewing lounge and balcony (resubmission following M/62/07), Three Decks, 1 Sea Way, Elmer Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

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P/4/08 – Extension to side of existing property, 11 Viscount Drive, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/106/07 – Amendment to previous approval WA/80/07 – Solid roof to rear extension, Holly Tree Cottages, The Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/107/07/L – Application for Listed Building Consent for amendment to previous approval WA/70/07/L – Solid roof extension, Holly Tree Cottage, The Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 4.50 p.m.)