

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

1st May 2008 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Ayling (substituting for Councillor Oliver-Redgate), Biss, Bower, Butler, Gammon (substituting for Councillor Evans), Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, 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 Butler, Minutes 954 to 961 (up to Application A/37/08 (part)); and Councillor Haymes, Minutes 961 (from Application BR/87/08) to 964.]

954. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Evans, McDougall and Oliver-Redgate.

955. DECLARATIONS OF INTEREST

There were no declarations of interest made.

956. MINUTES

The Minutes of the Special meeting held on 2nd April 2008 and the meeting on 9th April 2008 were approved by the Committee as a correct record and signed by the Chairman.

957. VOTE OF THANKS

The Committee wished a vote of thanks be recorded for the work done by Councillor Mrs Goad in her role as Chairman of the Committee as she was retiring from the post and this would be her last meeting as Chairman.

The Chairman in turn thanked Members and officers for their support over the years.

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958. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – BE/1708 – NEW ATTACHED 2 STOREY DWELLING (RESUBMISSION FOLLOWING BE/146/07), 1 BRONZE CLOSE, NORTH BERSTED

The Committee received a report on a meeting of the Post Site Inspection Panel held on 15th April 2008 and agreed with the Panel's view that the application should be approved subject to an additional condition relating to no buildings or fences being permitted to be erected to the west or north of the proposed dwelling. The Committee therefore

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to an additional condition to read :-

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting this Order) no buildings or fences shall be erected to the west or north of the proposed dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

Reason : In the interests of visual amenity in accordance with Policy GEN7 of the Arun District Local Plan.”

959. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – FG/23/08 – ERECTION OF 1 NO. CHALET BUNGALOW, 5/6 LANGBURY CLOSE, FERRING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 15th April 2008 and agreed with the Panel's view that the application should be approved and

RESOLVED

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

960. PLANNING APPEALS

The Committee received and noted a report which detailed appeals awaiting a decision and 3 appeals that had been heard.

961. PLANNING APPLICATIONS

A/37/08 – Proposed buildings to house in-vessel composting unit for green kitchen waste including maturation area, bio-filters, administration/canteen building and perimeter fence. Revised application following A/191/06 and PO/5/06. This application also falls within the Parish of Poling. This is a County matter to be determined by West Sussex County Council Having received a report on the matter, together with the officer's verbal update confirming that the Highways Agency had no objection subject to adequate details regarding access to the site being provided and that Parks and Greenspace were of the view that the existing trees would provide a suitable screen and a written report update detailing reference to relevant Policies; representations received; and consultation responses, the Chairman called a short adjournment to the proceedings to enable Members to read the additional information presented.

During a detailed debate on the matter, Members expressed their serious concerns that the three reasons for refusal of the previous application A/191/06 had not been adequately addressed in this current application. Reservations were also voiced with regard to the height of the building; its design; traffic movements; loss of trees; lack of mitigation scheme; drainage problems; hours of use; machinery; landscaping provision; light pollution, and odour. A further comment was made that consideration should be given to the proposal having a "green" roof. It was felt that the application had not gone far enough to mitigate the adverse effects it would have on the local community and that was felt to be unacceptable. The Committee therefore did not accept the officer recommendation that no objection should be raised and

RESOLVED

That an objection be raised to the application.

AB/10/08/L – Application for Listed Building Consent for construction of raised deck in rear garden, 23 Bond Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AB/11/08 – Construction of raised deck in rear garden, 23 Bond Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/34/08 – Garage with double hipped Georgian style roof, 2 A' Becketts Avenue, Aldwick Bay Estate, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/50/08 – Outline application for the erection of 1 No. attached dwelling, 14 Tangmere Gardens, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, concerns were raised with regard to the siting of the proposal within the site and the adverse impact this would have on the locality. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“By reason of its siting, the proposed dwelling will have an adverse effect on the character of the area and the street scene and therefore be detrimental to the visual amenities of the area. The proposal is therefore contrary to Policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

BR/57/08 – Erection of 1 No. 2 bedroom house, 193 Chichester Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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BR/60/08 – Demolition of existing dwelling and erection of 36 Category 2 sheltered apartments, communal facilities and car parking (Resubmission of BR/388/06), 262 Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and an amended wording to Condition 23, and verbal advice that the Section 106 unilateral undertaking had been received at lunchtime today, the Committee

RESOLVED

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

BR/64/08 – Conversion of 3 bedroom detached house to 2 x flats with proposed single storey extension to rear to form third flat (resubmission following application BR/358/07), 45 Longford Road, Bognor Regis Having received a report on the matter, concerns were expressed that this proposal was an overdevelopment and the Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposed rear extension, comprising 1 No. flat would constitute an overdevelopment of the site, which by virtue of its scale, siting, length and height would be out of character with the surrounding area and detrimental to the residential amenities of neighbouring properties by way of overbearing effect. The development would therefore be contrary to Policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

The Chairman then called a short adjournment to the meeting.

BR/87/08 – Proposed single storey rear extension and detached building on west side boundary, 61 Havelock Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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EP/30/08 – Alteration and extension of existing dwelling, 36 Angmering Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/35/08 – Amendments to approved planning permission EP/36/07, raising height of chimney, move velux windows in ensuite, change flat roof at front to pitch roof and minor amendments to window sizes and bar patterns, 42 Sea Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/37/08 – Change of use of annexe for elderly relative to holiday cottage for 1 family/2 adults, Davenport House (Annexe), 32 Davenport Road, Felpham 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 the use of the annexe for holiday accommodation only, the Committee

RESOLVED

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

LU/304/07 – Demolition of 18 River Road, erection of 5 No. 1 bedroom flats (Resubmission following LU/420/06), 18 River Road, Littlehampton 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.

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LU/305/07/CA – Application for Conservation Area Consent for the demolition of 18 River Road (Resubmission following LU/421/07/CA), 18 River Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a reworded Condition 1, the Committee

RESOLVED

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

R/25/08 – Lean-to at the side, east elevation, balcony to rear, north elevation, from bedroom, 11 Chaucer Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/46/08 – Demolition of existing bungalow and erection of 3 No. dwellings, 22 Mill Lane, Rustington Having received a report on the matter, together with the officer's verbal advice that reference to cycle storage should be deleted, Members were of the view that a site visit should be undertaken as the submitted block plan did not match the floor plans and elevations and to also assess the impact of the proposal on neighbouring properties and the street scene. The Committee therefore

RESOLVED

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

962. ENFORCEMENT MATTERS

CON/BN/16/06 – Alleged unauthorised wall, Toolangi, Lake Lane, Barnham 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.

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963. EXEMPT BUSINESS

The Committee

RESOLVED

That under Section 100A(4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

964. APPLICATION BR/155/07 – SYLVAN WAY, BOGNOR REGIS
(Exempt – Paragraph 3 – Information Relating to Business Affairs)

The Planning Team Leader presented a report which had been circulated separately to the Agenda and which put forward a course of action for Members to consider to bring the matter to a conclusion.

A new application had now been submitted to replace Application BR/155/07 and Members were advised that this was identical in all respects, apart from the Section 106 Unilateral Undertaking which had just been received and which would be checked prior to any decision being taken.

In considering the item, a request was made that the standard condition relating to Wildlife and birds nesting should be attached to any approval.

Following discussion, the Committee

RESOLVED

That, in these particular circumstances, the decision on Planning Application BR/136/08 be delegated to the Head of Planning and Housing Strategy, in consultation with the Chairman.

(The meeting concluded at 5.40 p.m.)