

DEVELOPMENT CONTROL COMMITTEE

11th June 2008 at 2.35 p.m.

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

Councillor Bicknell, Elkins and Mrs Oakley were also in attendance for part of the meeting.

152. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Evans, Haymes, McDougall, Mrs Smee and Mrs Stainton.

153. DECLARATIONS OF INTEREST

Councillor Mrs Hall gave notice of a personal interest in Agenda Item 11, Planning Application P/44/08, as a member of Pagham Parish Council, but she had had no input into any decision the Parish Council had come to in respect of the matter.

154. MINUTES

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

The Minutes of the meeting held on 21st May 2008 were approved as a correct record and signed by the Chairman, subject to correction of the Minute numbers stated for those Members absent from the meeting.

155. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – AW/59/08 – DEMOLITION OF EXISTING DETACHED HOUSE AND CONSTRUCTION OF NEW DETACHED HOUSE AND EXTENSIONS AND ALTERATIONS TO POOL HOUSE AND GARAGE

The Committee received a report on a meeting of the Post Site Inspection Panel held on 27th May 2008 and

Development Control
Committee – 11.06.08.

RESOLVED

That the application be approved as detailed in the report.

156. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – 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 ON SEA

The Committee received a report on the meeting of the Post Site Inspection Panel held on 27th May 2008 and agreed with the Panel's views that the application should be approved subject to an additional condition to ensure the boundary treatment was maintained. The Committee then

RESOLVED

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

“Before development commences, details of the boundary, both existing and proposed, between the flank of the proposed two storey extension and 15 The Byway shall be submitted and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented prior to the occupation of the two storey extension.

Reason : To protect the amenities of adjoining residential properties in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.”

157. LU/94/08 – CONVERSION OF 2 BEDROOM HOUSE TO 2 X 1 BEDROOM FLATS, 23 POTTERS MEAD, LITTLEHAMPTON

The Committee was reminded that this application had been presented to the meeting on 21st May 2008 but had been deferred to enable officers to obtain further information on house type preferences/supply within the District to fully assess the implications on housing need and demand in determining this proposal. In analysing the information obtained, the officer's recommendation was still to approve, with conditions.

In considering the information now presented, together with the officer's written report update detailing an additional objection received, a strongly held view was expressed that the strategic Housing Assessment and the Arun Housing Needs Study were out of date and in need of revision and that the conversion of family homes into one bedroom flats was not what was required in the Arun District. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposal would result in the loss of a family unit of accommodation through the creation of two flats which would be detrimental to the supply of larger units of accommodation in the area and, additionally, detrimental to the character and appearance of the area, contrary to Policies GEN7 of the Arun District Local Plan and DEV1 of the West Sussex Structure Plan.”

158. PLANNING APPEALS

The Committee received and noted a report which detailed appeals awaiting a decision and 1 appeal that had been heard.

159. TREE APPLICATION

AW/77/08/T – Surgery to various trees, Craigweil Private Estate, Aldwick The Chairman advised the Committee that this application had been withdrawn from the Agenda.

160. PLANNING APPLICATIONS

AL/20/08 – To knock down existing workshop damaged by storm; construct steel prefabricated workshop in new location; change of use of land for siting of mobile home. Departure from the Development Plan. The Grange, Westergate Street, Woodgate Having received a report on the matter, together with the officer's verbal update that Condition 6 should be amended to read “The proposed workshop built shall be used solely for the storage and mechanical repair of agricultural contractors' machinery, plant and vehicles and for no other purpose. There shall be no use of powered abrasive equipment and no paint spraying equipment on site”, the Committee

Subject to approval at the next Committee meeting

104

Development Control
Committee – 11.06.08.

RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 6 as detailed above.

AL/23/08 – Use of land as a private gypsy caravan site for a single family group, The Paddocks, Northfields lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing amended conditions and additional information regarding the employment of a Consultant, Members raised queries with regard to the definition of "single family"; access to the site; and the County Highways objection to the proposal. These matters were addressed at the meeting and, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to amendment of the reason for Condition 1 to read :-

Reason : To ensure the adequate provision of Gypsy and Traveller sites in the District in accordance with Circular 01/2006.

BR/78/08 – Alterations and extension to existing dwelling to form 10 No. 1 bed apartments together with provision for vehicle parking, Southwood, 194 Aldwick Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional/amended conditions; a Tree Preservation Order (TPO); and additional letters of objection, concerns were raised that this proposal would have a detrimental impact on the locality. Further, it was felt that it would be unneighbourly and the use of the front garden for car parking would be totally out of character with the area by changing the frontage to one of a high density urban environment. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

"The section of Aldwick Road in which the application site is located is strongly characterised by large, detached single dwelling houses set well back from the highway edge within sizeable landscaped gardens. The proposed redevelopment of 194 Aldwick Road to provide 10 No. flats would, by reason of increased levels of activity and disturbance; increased traffic

movements; creation of a large hard-surfaced parking area within the front garden; and the enlarged access and associated paraphernalia, result in an unacceptable level of intensification of the use of the site that would be detrimental to and out of keeping with the prevailing character and appearance of the locality and the amenities of the occupiers of neighbouring properties.

The proposal is thereby contrary to Policies DEV1 of the West Sussex Structure Plan, Policy GEN7 of the Arun District Local Plan and advice in PPS1 and PPS3, which seek to ensure new developments are appropriate in their setting and take account of local character and distinctiveness.”

BR/95/08 – Conversion and extension to form 5 No. 2 bed flat units, 85 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to bin storage to be attached to any approval, the Committee

RESOLVED

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

BR/126/08 – Convert existing shop (A1) into 2 No. 1 bed flats (C3), Resubmission following BR/79/08, 6 Madeira Parade, Madeira Avenue, Bognor Regis Having received a report on the matter, it was suggested and agreed that a site inspection should be undertaken to assess the impact of the proposal on the locality of the area. The Committee therefore

RESOLVED

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

(In the course of consideration of the following item, Councillor Biss declared a personal interest as he knew one of the public speakers through his membership of the Police Neighbourhood Forum but he stated that they had never had any discussion on the application.)

BR/340/07 – Residential development comprising 2 No. 3 bed detached houses, 6 No. 3 bed terraced houses and 4 No. 1 bed flats Having received a report on the matter, it was suggested and agreed that a site inspection should be undertaken to enable Members to assess the impact of

Development Control
Committee – 11.06.08.

the proposal on the character of the area and of the effect on immediate neighbours. The Committee therefore

RESOLVED

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

EP/26/08 – Erection of 12 No. 2 bedroom apartments comprising 2 No. separate buildings. Formation of vehicular access and alteration to highway together with the provision of on-site parking and cycle store (Resubmission following EP/165/07), 14-16 Worthing Road, East Preston Having received a report on the matter, the Committee

RESOLVED

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

(Prior to consideration of the following item, Councillor Elkins spoke as a member of the public and declared a prejudicial interest as he lived next door to the proposal. He then left the meeting and was not present during any part of the debate.)

FG/53/08 – Side extension (Resubmission following FG/177/07), Downlands, 156 Littlehampton Road, Ferring Having received a report on the matter, it was agreed that a site visit should be undertaken to assess the proposal in the character of the area and the effect on immediate neighbours and the Committee therefore

RESOLVED

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

The Chairman then called a short adjournment to the meeting.

FN/17/08 – Continued use of land as a private gypsy caravan site for New Travellers, including new amenity block and workshops, relocation of existing hard standing areas and siting of 4 additional transit wagons Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to the need for a woodland management plan; clarification in respect of the Gypsies and Travellers Accommodation Assessment; and clarification regarding the site boundary, views were expressed that any permission granted should be for a temporary

period of 2 years rather than permanent as recommended by officers. It was felt that this was not the right time to grant a permanent permission in the light of any policies that would come forward as part of the Local Development Framework process.

Officer advice was also given that any permission should include an additional condition relating to the workshops.

Following consideration, the Committee

RESOLVED

That the application be approved as set out in the report, subject to it being amended to a temporary permission for two years and subject to an additional condition as follows :-

“The use hereby permitted shall be for a limited period from the date of this decision until 30th June 2010. At the end of this period the use hereby permitted shall cease and all mobile homes, caravans, vehicles, materials, buildings, hard-standing use shall be removed and the land restored to its former condition.

Reason : The temporary period covers the timescale for finalising the Gypsy and Traveller Development Plan Document through which sufficient site provision needs to be allocated, to avoid prejudicing site selection in the LDF process.

The proposed buildings shall be used only for purposes within use Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987.

Reason : To enable the Local Planning Authority to control the use of the premises in detail, having regard to the amenities of nearby residential properties in order that the Local planning Authority may regulate and control the premises in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

Development Control
Committee – 11.06.08.

FN/22/08 – Proposed single storey porch to south elevation. Replacement door to east elevation. Two single storey extensions to house conservatory and family room. Internal alterations and minor works. Existing south conservatory to be removed. Proposed single garage to south east corner. Resubmission following FN/70/07, Averys House, 56 High Street, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/23/08/L – Application for Listed Building Consent for a proposed single storey porch to south elevation. Replacement door to east elevation. Two single storey extensions to house conservatory and family room. Internal partitions moved and wall removed. Existing south conservatory to be removed. Other minor works. Proposed single garage to south east corner, Averys House, 56 High Street, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/51/08 – Change of use and conversion from 1 No. 3 bed house to 2 No. x 1 bedroom flats, 6 Potters Mead, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/90/08 – Single storey rear extensions, 32 St Winifred's Road, 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 item, Councillor Mrs Hall had declared a personal interest as a member of Pagham Parish Council and she remained in the meeting and took part in the debate and vote.)

P/44/08 – Proposed new dwelling including demolition of existing dwelling, 4 Lagoon Road, Pagham Having received a report on the matter, together with the officer's written report update detailing additional

representation received; clarification relating to the pitch of the roof; and an additional condition with regard to a restriction on the creation of accommodation at first floor level internally, Members expressed concerns relating to the roof lights. The Committee therefore

RESOLVED

That the application be deferred to enable officer to negotiate with the applicant with regard to removal of the roof lights.

R/66/08 – Alterations to 29 Sea Avenue, construction of new house on plot to side of existing dwelling, 29 Sea Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to ground levels; an error in the report; and an additional consultation response from County Highways, the Committee agreed that a site inspection should be undertaken to assess the impact of the proposal on neighbouring properties and therefore

RESOLVED

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

R/113/08 – Installation of one condenser unit, three air conditioning units and associated enclosure, 7 Sterling Parade, The Street, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

161. ENFORCEMENT MATTERS

CIC/FN/16/07 – Alleged unauthorised works to Listed Building, Averys, 56 High Street, Findon Having received a report on the matter, together with the officer's written report update detailing information that had been omitted from the report, the Committee

RESOLVED – That

(1) the owner and the builder be prosecuted under Sections 7/9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 with respect to CIC/FN/16/07 – works to the roof of the building; and

Subject to approval at the next Committee meeting

110

Development Control
Committee – 11.06.08.

(2) no action be taken with respect to ENF/65/08 – works to the interior of the building.

(The meeting concluded at 6.15 p.m.)