

DEVELOPMENT CONTROL COMMITTEE

10<sup>th</sup> January 2007 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Brookman, Butler, Dyball, Gammon (substituting for Councillor Mrs Harrison) Mrs Hazlehurst, Hill, Lury, Mrs Maconachie, Mrs Olliver, Mrs Stainton and Steward.

Councillors Dendle and Wilby were also in attendance for part of the meeting.

626. APOLOGY FOR ABSENCE

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

627. MINUTES

The Minutes of the meeting held on 20<sup>th</sup> December 2006 were approved by the Committee as a correct record and signed by the Chairman.

628. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 10, Planning Application EP/152/06.

629. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – M/117/06 – REPLACEMENT DWELLING TOGETHER WITH NEW CARPORT (DEPARTURE FROM DEVELOPMENT PLAN)(RESUBMISSION FOLLOWING M/27/06), 95A YAPTON ROAD, MIDDLETON ON SEA

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12<sup>th</sup> December 2006 and

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and as amended by site plan showing dwelling sited 8 metres away from the northern boundary and subject to the following additional conditions :-

“Condition 6 : No development, including site works of any description, shall take place on the site until an arboricultural construction method statement shall be submitted and approved in writing by the Local Planning Authority. The statement shall specify the design of dwelling’s foundations and other excavations on site. The statement shall be for the area of site between the northern boundary of the site and up to and including the flank of the permitted dwelling to the south of this. Within this area, all excavations shall be dug and backfilled by hand. Any tree roots encountered with a diameter of 25mm or more shall be left unsevered. All development works shall be carried out in accordance with the approved details.

Reason : To avoid damage to the health of existing trees and hedgerows which is an important feature of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Condition 7 : No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges on the northern boundary of the site have been protected by a fence to be approved by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority.

Reason : To avoid damage to the health of existing trees and hedgerows which is an important feature of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Condition 8 : The permission relates to the plans as submitted and amended by substitute site plans dated 11<sup>th</sup> December 2006.

Reason : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

Informative : The applicant is required to contact the Council’s Arboricultural Officer, Telephone 01903 737945, and advise the date when the construction works of the dwelling start.

630. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – R/273/06 – DEMOLISH GARAGE AND CONSTRUCT TWO STOREY SIDE EXTENSION INCLUDING INTEGRAL GARAGE, STUDY AND TWO FURTHER BEDROOMS, 6 SHAFTESBURY PLACE, RUSTINGTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12<sup>th</sup> December 2006 and

RESOLVED

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

631. PLANNING APPEALS

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

The Head of Planning Services and Housing Strategy also gave a verbal update that the appeal for the site at Toddington had been allowed by the Inspector, subject to a Section 106 agreement.

The Chairman was pleased to advise that the appeal for the proposed development in the Main Road at Barnham had been dismissed.

632. PLANNING APPLICATIONS

WA/114/06 – Detached garage, Treetops, Arundel Road, Fontwell  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/138/06 – Extension to existing bungalow, 48 East Front Road, Pagham  
Having received a report on the matter, together with the officer's written report update detailing an additional objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control  
Committee – 10.01.07.

M/132/06 – Single storey extension to rear, attached side garage, new false pitched roof over ex extension, new front porch, 21 Elm Drive, Elmer Sands Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/357/06 – Erection of 22 No. affordable flats, with associated parking and access. Resubmission of LU/250/05, 11 North Street, Wick, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/141/06 – Roof alterations to create 1<sup>st</sup> floor accommodation including new dormer windows, 30 Oval Way, Ferring Having received a report on the matter, together with the officer's written report update detailing a response from the Environment Agency and two additional letters of objection, a proposal was put forward and seconded that obscure glazing should be installed in those windows overlooking neighbouring properties. However, following officer's advice that the neighbouring properties were some distance away, the proposal was lost on being put to the vote. The Committee then

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Bower had declared a personal interest as he lived on the estate and he left the meeting and did not vote.)*

EP/152/06 – Revised design of attached garage and revised design and position of detached garage, Crossways, 16 The Drive, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/158/06 – Single additional two storey residential unit within the grounds of 85 North Lane, 85 North Lane, East Preston 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.

B/6/06 – Change of use from Bed & Breakfast to single dwelling house, The Old Parsonage, Burpham The Committee was advised that this application had been withdrawn.

*(During the course of consideration of the following application, Councillors Butler and Dyball declared a personal interest due to their relationship with the applicant and left the meeting and did not vote.*

*Following general legal advice as the applicant was a Councillor, Councillor Mrs Maconachie stated that she did not feel comfortable and left the meeting and did not vote.)*

BR/331/06 – The restoration of 35 Lyon Street to form 2 No. 2 bedroom flats and 1 No. 2 bedroom cottage, land at 35 Lyon Street, Bognor Regis Prior to consideration of this application, a request was made and seconded that the application should be deferred. Following strong legal advice from both the Solicitor and the Head of Planning and Housing Strategy, on being put to the vote, the proposal was declared lost and the Committee then considered the application.

Having received a report on the matter, together with the officer's written report update detailing substitute plans and amended conditions, the Committee

RESOLVED

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

**The Chairman then called a 10 minute adjournment to the meeting.**

Development Control  
Committee – 10.01.07.

BE/115/06 – Outline application for demolition of vehicle repair workshop, erection of 10 No. 1 bedroom flats and associated parking, Part of 212 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a representation from the County Planning Officer and subsequent amendment to the recommendation as follows :-

To approve conditionally subject to the satisfactory completion of a Section 106 Unilateral Undertaking being received by 21<sup>st</sup> January 2007. If no satisfactory Undertaking is received by this date then the application be refused on the grounds of lack of infrastructure requirement.

the Committee expressed concerns relating to the access to the site and the provision of parking and turning facilities. It was agreed that Conditions 10 and 12 should be amended to ensure that these concerns would be addressed and, following a detailed debate, the Committee then

#### RESOLVED

That the application be approved as detailed in the report and the officer report update relating to the Section 106 Unilateral Undertaking, subject to the amendment of Conditions 10 and 12 as follows :-

“Condition 10 : The construction of the residential building shall not be commenced until the road serving the development hereby permitted has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason : To secure satisfactory standards of access for the proposed development in accordance with Policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Condition 12 : The building shall not be occupied until plans have been submitted and approved in writing by the Local Planning Authority indicating the provision of 10 parking spaces, a turning area for cars to enable them to leave in a forward gear, and cycle store and such provision to be made on site in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

BE/122/06 – Amendments to approved application BE/71/06 for 1 No. 3 bedroom detached house, Land adjacent to 137 North Bersted Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/67/06 – Detailed planning application for replacement of former agricultural buildings with four holiday cottages and associated office. Resubmission of BN/22/06, Highground Orchards, Highground Lane, Barnham 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.

AB/122/06 – Change of use of redundant agricultural building to shop selling farm produce, Mill Farm Barn, The Causeway, Arundel Having received a report on the matter, together with the officer's written report update detailing additional representations received and additional reasons for refusal, the Committee

RESOLVED

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

A/175/06 – Single detached dwelling and garage, Land adjoining Grey Barn, Rectory Lane, Angmering Having received a report on the matter, concerns were raised regarding the design and the impact the proposal might have on the character of the area. The Committee therefore

RESOLVED

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

Development Control  
Committee – 10.01.07.

A/184/06 – Application for approval of the layout and landscaping of the site, siting, design and external appearance of the building and the means of access being matters reserved for latter approval by Condition 1 of outline planning permission A/177/04 for the development of the site with one detached house, Copper Beech, Ham Manor Close, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/235/06 – Provision of first floor accommodation above existing ground floor and ground floor alterations and extension, Barn Point, 155 Barrack Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/278/06 – 4 No. one bedroom flats, 5 No. two bedroom flats, one garage and eight parking spaces, Corner of Princess Avenue and Aldwick Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(In the course of consideration of the following application, Councillor Mrs Station declared a personal interest as a relation lived nearby. She remained in the meeting and participated in the debate but did not vote.)*

AW/294/06 – 1 x detached chalet bungalow with parking, Plot to rear of 23 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing a consultation response from West Sussex County Highways, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 6.00 p.m.)