

DEVELOPMENT CONTROL COMMITTEE

12<sup>th</sup> December 2007 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Ayling (substituting for Councillor Steward), Biss, Bower, Gammon (substituting for Councillor Evans) Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, Oliver-Redgate, Mrs Olliver and Mrs Stainton

[Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Bower, Minutes 563 to 567 (up to R/243/07 (part)); and Councillor Oliver-Redgate, Minutes 563 to 567 (up to Application R/243/07 (part).]

574. APOLOGIES FOR ABSENCE

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

575. DECLARATIONS OF INTEREST

Councillor Mrs Hall gave notice of a personal interest in Agenda Item 8, Planning Applications P/116/07 and P/132/07 as a member of Pagham Parish Council and she stated that she would remain in the meeting and would reserve her right to speak.

576. MINUTES

The Minutes of the meeting held on 28<sup>th</sup> November 2007 were approved by the Committee as a correct record and signed by the Chairman.

577. PLANNING APPEALS

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

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578. PLANNING APPLICATIONS

R/242/07 – One three bedroom end of terrace house, 6 Duncton Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/243/07 – Erection of a Part 3 and Part 2 storey building to create 60 Extra Care Sheltered Housing Flats for Older People and 6 flats for people with learning difficulties, with communal facilities and ancillary accommodation, Abbotswood, Station Road, Rustington Having received a report on the matter, together with the officer's written report update detailing a change to the recommendation from one of refusal to approval; conditions; late considerations; representation and a consultation response; and a verbal update regarding the lowering of floor levels and comments from Rustington Parish Council and the Rustington Residents Association, the Chairman called a short adjournment to enable Members to read the additional information provided at the meeting.

In considering the application, a number of concerns were raised by Members, e.g. localised flooding, materials to be used, the dual use of the proposal and noise and odour emissions from the kitchen, which were addressed by the Planning Team Leader. However, Members still expressed reservations regarding this being an overdevelopment, overbearing and unneighbourly to local residents. The Committee did not accept the amended officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

1. The provision of three storey development would result in unacceptable overbearing on neighbouring residential property and would be out of keeping with the locality. It is therefore in conflict with saved Development Plan Policies CH1, DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2. The proposal, together with ancillary services would be an overdevelopment of the site which would compromise the existing residential amenities of the locality. It is therefore in conflict with saved Development Plan Policies CH1, DEV1 of

the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

R/271/07 – Application under the Town & Country Planning General Regulations 1992 for demolition of all existing buildings and structures on site and full clearance of all debris (This application will be determined by WSCC), Abbotswood & The Rustington Centre, Station Road, Rustington Having received a report on the matter, the Committee was advised by way of the officer's written report update that this matter had been determined by the West Sussex County Council on 7<sup>th</sup> December 2007 and that the application had been approved. However, the Planning Team Leader stated the Committee was still required to indicate its decision and it therefore

RESOLVED

That no objection be raised as set out in the report.

R/285/07 – Rooms in roof with Sussex hip to each end, dormer to front & rear, garage extended to link to house, 17 Knightscroft Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing a representation from Rustington Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/291/07 – Change of use from barbers shop to small office selling homes mainly via internet (small agency), 98A The Little Barber Shop, The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representations received and advice that, owing to the statutory period not expiring until 13<sup>th</sup> December 2007, any decision should be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman, the Committee

RESOLVED

That the application be approved as detailed in the report and the decision to be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman as the statutory period does not expire until 13<sup>th</sup> December 2007.

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

P/116/07 – Conversion of garage, 51 West Front Road, Pagham  
Having received a report on the matter, together with the officer's written report update detailing omission of relevant policies from the report and conditions, the Committee

RESOLVED

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

*(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/132/07 – Rear extension and new first floor with dormer extensions, 32 Cardinals Drive, Pagham  
Having received a report on the matter, together with the officer's written report update detailing a correction to Condition 4, the Committee

RESOLVED

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

M/115/07 – Proposed rear 2 storey extension to provide study and bedroom extension, 5 Ancton Way, Elmer  
Having received a report on the matter, together with the officer's written report update detailing revised plans received and a consultation response from the Environment Agency, the Committee

RESOLVED

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

LU/318/07 – New dry stack boat store, Land forming part of Littlehampton Marina, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional consultation responses received, the Committee,

RESOLVED

That the application be approved as detailed in the report.

K/34/07 – Single storey front extension, 1<sup>st</sup> floor side extension and enlargement of existing 1<sup>st</sup> floor balcony, 44 Coastal Road, Kingston 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.

*(Prior to consideration of the following application, Councillor Bower declared a personal interest as he was Chairman of the Policy Site 6 Advisory Group; however, when the matter was discussed in that forum he did not express a view and therefore remained in the meeting and participated in the debate and vote.*

*Councillors Mrs Olliver and Mrs Stainton also declared a personal interest as members of the Policy Site 6 Advisory Group and remained in the meeting and participated in the debate and vote)*

FP/244/07 – Creation of temporary access into development site from Flansham Lane, Bognor Regis, Land north of Felpham, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional responses received, amended plans and additional conditions and a verbal recommendation that Condition 4 in the report was no longer required and should be deleted but that an Informative should be added regarding land drainage, the Committee received a further verbal correction to the report to the effect that the ditch line referred to at the eastern boundary of the site was actually in the interior of the site.

In considering the proposal, Members expressed their concerns that as the Policy Site 6 development progressed, this could cause severe disruption to traffic at both Bersted and Felpham and it was hoped that sufficient traffic management measures would be put in place to lessen any such impact as much as possible. It was also suggested that a letter should be written to the County Council reminding them that this Council wished to be consulted as

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early as possible about highway matters and kept informed regarding travel plan arrangements and what the impacts were likely to be.

The Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to deletion of Condition 4 and the addition of the following Informative :-

“The applicant is advised that under the requirements of the Land Drainage Act 1991 (as amended), Public Health Act 1936 and Local Drainage Byelaws, consent may well be required variously from the Environment Agency or Arun District Council for bridging of or construction (including culverts) of ditches within the site, or any proposed removal/redundancy of an existing land drainage ditch or watercourse and any proposed re-routing or diversion or re-sizing of same. This is in order to ensure that the development does not impede land drainage.

EP/160/07 – Extensions and adaptations for disabled use with carer and family accommodation, 5 Kithurst Close, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received, amended plan and consequential additional conditions, the Committee

RESOLVED

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

**The Chairman called a 15 minute adjournment to the meeting.**

CM/25/07 – Change of use to craft retail, The Candle Shop, Old Piggery, Climping 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/301/07 – Change of use from A1 (shops) to A5 (hot food takeaway), 59 Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/315/07 – Mews development comprising 13 No. 1 and 2 bedroom dwellings incorporating conversion of former accommodation building and replacement of derelict stores. Improvements to existing access onto West Street, Former accommodation block and storage buildings to north and rear of Royal Norfolk Hotel, West Street, 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 regarding the Section 106 Unilateral Undertaking, views were expressed that it was important for the applicant to understand that particular attention must be paid to getting the access right onto West Street. The Committee then

RESOLVED

That the application be approved as detailed in the report.

AB/175/07 – Front extension, front porch and dormers, 36 Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/261/07 – Outline application for the erection of a detached two storey dwelling with integral garage, a single garage and new access points onto Cherry Close, 9 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee was concerned that this proposal might be an overdevelopment, unneighbourly and cause overlooking and therefore

RESOLVED

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

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579. ENFORCEMENT MATTERS

CIC/AW/11/06 – Alleged unauthorised felling of a tree, 3 The Hopgarton, Aldwick Having received a report on the matter, the Committee

RESOLVED

That authority be granted under Section 210 of the Town and Country Planning Act 1990 to institute legal proceedings for heavy limb dismantlement of one Beach tree at 3 The Hopgarton, Aldwick.

CIC/LU/31/07 - Alleged unauthorised fence, 34 The Faroes, Littlehampton Having received a report on the matter, together with a verbal correction under paragraph 1 that the property was 34 The Faroes, the Committee

RESOLVED

That no enforcement action be taken in respect of the breach of planning control as it is not expedient to take such action in the absence of harm to the amenity in the locality of the site. The development does not have the benefit of planning permission and this fact will be revealed when a Local Land Charges Search is undertaken.

CIC/LU/31/07 - Alleged unauthorised fence, 57 Kendal Close, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That no enforcement action be taken in respect of the breach of planning control as it is not expedient to take such action in the absence of harm to the amenity in the locality of the site. The development does not have the benefit of planning permission and this fact will be revealed when a Local Land Charges Search is undertaken.

580. COMPLIMENTS OF THE SEASON

The Chairman thanked Members and officers for their efforts during the last year and wished everyone the compliments of the season.

(The meeting concluded at 5.20 p.m.)