

DEVELOPMENT CONTROL COMMITTEE

5<sup>th</sup> April 2007 at 2.30 p.m.

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

(Note : Councillor Dyball was absent from the meeting during consideration of the matters referred to in Minute 928 (from Application AB/18/07).)

920. WITHDRAWN APPLICATION

Prior to commencement, the Chairman informed the meeting that Application EG/10/07 had been withdrawn from the Agenda.

921. APOLOGIES FOR ABSENCE

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

922. MINUTES

The Minutes of the meeting held on 14<sup>th</sup> March 2007 were approved by the Committee as a correct record and signed by the Chairman.

923. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 11, Planning Applications LY/3/07/TEL and A/31/07.

924. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – AL/9/07 – SINGLE DWELLING WITH GARAGE (RESUBMISSION FOLLOWING PLANNING APPLICATION AL/87/06) PLOT ADJOINING 17 OAKS CLOSE, WESTERGATE

The Committee received a report on a meeting of the Post Site Inspection Panel held on 20<sup>th</sup> March 2007 and, following consideration, agreed with the Panel's view that the officer's recommendation should not be

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accepted as it was considered that the proposal would adversely affect the next door neighbour at 44 St Richards Road. The Committee therefore

RESOLVED

That the recommendation detailed at Appendix 1 to the report not be accepted and the application be refused for the following reason :-

The proposed dwelling and garage by reason of its siting would adversely affect the residential amenities of 44 St Richards Road. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

925. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – EP/146/06 – ERECTION OF 12 NO. 2 BED APARTMENTS TOGETHER WITH REQUISITE PARKING. FORMATION OF NEW VEHICULAR ACCESS (RESUBMISSION FOLLOWING EP/62/06), 18-20 WORTHING ROAD, EAST PRESTON

The Committee received a report on a meeting of the Site Inspection Panel held on 20<sup>th</sup> March 2007, together with the officer's verbal update that 5 further letters of objection had been received raising no new points apart from an issue regarding the possibility of the dangers of parking in Worthing Road, which would be the subject of County Highway comments. Following detailed consideration, during which concerns were raised about the proximity of the level crossings and the location of the parking facilities for the site and advice from the Head of Planning Services, the Committee

RESOLVED

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

926. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – FG/148/06 – DEMOLITION OF NURSING HOME AND ERECTION OF 9 X 2 BED FLATS ON TWO STOREYS AND CONSTRUCTION OF BASEMENT CAR PARK FOR 14 CARS AND ANCILLARY CYCLE STORAGE, SEALANDS, 2 SEA DRIVE, FERRING

The Committee received a report on a meeting of the Site Inspection Panel held on 20<sup>th</sup> March 2007, together with the officer's verbal update that

the Environment Agency had raised no objection to the proposal in principle, and, following consideration,

RESOLVED

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

927. PLANNING APPEALS

The Committee received and noted a report which detailed 6 new appeals that had been lodged and 3 appeals that had been heard, together with a verbal correction that the appeal for Application Y/92/05, Two additional one bedroom flats, Land between 1/7-17 West View Drive, Yapton, had been allowed rather than dismissed as stated in the report.

928. PLANNING APPLICATIONS

R/19/07 – Extensions to side and rear and internal alterations, 21 Botany Close, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/29/07 – Extension/alteration, 24 Albert Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/9/07 – 2 storey extension and new access to Hook Lane, 6 Hook Lane, Rose Green, Bognor Regis Having received a report on the matter, together with the officer's verbal advice that this was a staff application and Councillor Mrs Hall's confirmation that Pagham Parish Council had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

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M/19/07 - Front and first floor extension, 8 Manor Way, Elmer, 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 prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)*

LY/3/07/TEL – Prior Approval Notification for 1 No. Monopole and Ancillary Radio Equipment Housing Cabinets, Upper Broomhurst Farm, Crossbush Lane, Lyminster Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(During the course of discussion on the following item, Councillor Biss declared a personal interest as a member of the Littlehampton Steering Group and the Climping Strategic Gap Partnership)*

LU/327/06 – Outline application for the regeneration of Littlehampton Marina Phase 2 to include dry stack facility, boat display and sales, new café, 4 No. cottages, security hut, car parking and new road layout (This application is a departure from the Development Plan and affects a Public Right of Way), Littlehampton Marina, Ferry Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing amended wording to the recommendation and a correction to the report, the Committee was reminded that, as an appeal had been lodged for non-determination, Members were being requested to indicate what decision they would have made had they been able to determine the application. The Planning Team Leader also gave a verbal update on a letter that had been received from the applicant's agent which raised a number of matters, particularly with regard to the use of the proposed cottages, which had not already been included in the report.

In discussing the matter fully, Members expressed views that it was regrettable that the applicant had not discussed the proposal with the Littlehampton Vision Group to fit in with the bigger picture for the economic regeneration of Littlehampton. It was felt that the anticipated future development of the West Bank should have this proposal incorporated into it and that one should not be considered without the other. Advice was given

that the complete reworking of the existing facilities were in fact acceptable in planning terms and it was only the inclusion of the residential component which was a problem; if this had not been included the officer recommendation would have been for approval.

Highway concerns were also raised in respect of the impact of the development on the junction with the A259 and whether or not a contribution could be sought by way of a Section 106 Agreement. The officer's advice was that this was not possible now and that County Highways had not asked for such a contribution.

The Head of Planning Services gave further advice with regard to the introduction of additional reasons for refusal and, following consideration, the Committee agreed that it would have refused the application for the reason set out in the report, together with an additional reason relating to the future economic regeneration of Littlehampton's West Bank and therefore

#### RESOLVED

That the application would have been refused for the reason detailed in the report and the following additional reason :-

"The site is a key site for the future economic regeneration of the West Bank of Littlehampton Harbour and as such needs to be considered in a wider context. The proposed built development would prejudice a comprehensive approach to the development of the site and as such is contrary to Policy Site 9 of the Arun District Local Plan."

FG/21/07 – Replacement garden shed, 10 Corner Garth, Ferring  
Having received a report on the matter, together with the officer's written report update detailing an amendment to the report; three letters of objection; a letter from the applicant; and a condition requiring the windows on the north elevation to be of obscured glass, the Committee

#### RESOLVED

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

FP/53/07 – Rear and single storey extensions, first floor roof extension and new eyebrow window dormer, 62 Downview Road, Felpham  
Having received a report on the matter, together with the officer's written report update detailing Felpham Parish Council's consultation response of no objection and verbal advice that this was a staff application, the Committee

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RESOLVED

That the application be approved as detailed in the report.

EG/7/07 – Erection of fence panels and posts, Trebarwith Cottage, Barnham Road, Eastergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/10/07 – Outline application for erection of a block of 18 flats (15 No. two bed and 3 No. one bed), provision of additional parking area (resubmission following EG/37/06), Elm Dale, Elm Grove South, Barnham Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

BR/44/07/A – Various illuminated and non-illuminated signage. Resubmission of BR/354/06/A, 47A High Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/12/07 – Renovation of existing commercial storage unit with new conservatory to south elevation, land adjoining Barnfield Brook, Shripney Road, Bognor Regis Having received a report on the matter, together with the officer's written report update amending the wording of Condition 7, the Committee

RESOLVED

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

BE/16/07 – Proposed construction of chalet bungalow to land to the side of No. 6 Davids Close (Resubmission of BE/109/06), 6 Davids Close, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/21/07 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for change of use from open land to public open space, Land off Fir Tree Way, Ash Grove, North Bersted Having received a report on the matter, the Committee was advised that this was a Council application and that, as the statutory publicity period did not expire until 12<sup>th</sup> April 2007, a request was made that the decision be delegated to the Head of Planning Services and Housing Strategy, in consultation with the Chairman. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and that the decision be delegated to the Head of Planning Services and Housing Strategy, in consultation with the Chairman.

AB/18/07 – Rear dormer window and single storey rear extension, 19 Kirdford Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/4/07 – Use of ground floor room for applicant's business purposes as office, Mill House Croft, Station Road, Angmering Having received a report on the matter, together with the officer's written report update detailing the deletion of Condition 1, concerns were raised with regard to the operation of a business at the premises in addition to the children's nursery and a site inspection was requested and agreed to ascertain the impact of additional vehicular activity at the premises. The Committee therefore

RESOLVED

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

A/5/07 – Residential development of 21 flats (Resubmission following application A/85/06), Texaco Petrol Station, Station Road, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from Environmental Health and an additional condition relating to the bin store and a statement from Councillor Bicknell which was read out by the Chairman with the agreement of the Committee, concerns were raised about the proposal in relation to the development opposite at The Leas. The Committee therefore

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RESOLVED

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

A/9/07 – Outline application for detached bungalow and garage, Part garden land to the rear of 3 Lansdowne Close, Angmering Having received a report on the matter, together with the officer's written report update detailing reiteration of the Parish Council's objection to the proposal, serious concerns were raised with regard to this being a cramped and unneighbourly form of development. 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 the size of the plot and its position to the rear of several residential properties, the proposal represents an unneighbourly and cramped form of development out of keeping with the established character of the surrounding locality and is thereby in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”

*(Prior to consideration of the following application, Councillor Biss declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)*

A/31/07 – Installation of 18m high lattice tower supporting 3 No. antenna, equipment cabinets & ancillary development thereto, Rustington Golf Centre, Golfers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Environment Agency and resultant amended condition sheet, the Committee

RESOLVED

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



AL/12/07 – Outbuilding for domestic use ancillary to main dwelling, 1 The Cornfields, Westergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/21/07 Conversion of garage into family room and single storey side extension, 7 Oak Tree Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 5.46 p.m.)