

DEVELOPMENT CONTROL COMMITTEE

5th September 2007 at 2.30 p.m.

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

(Note : Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 284 to 287 (part).)

Councillors Briggs and Maconachie were also present for part of the meeting.

284. APOLOGIES FOR ABSENCE

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

285. DECLARATIONS OF INTEREST

There were no declarations of interest made.

286. MINUTES

The Minutes of the meeting held on 15th August 2007 were approved by the Committee as a correct record and signed by the Chairman.

287. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – A/87/07/A – ONE EXTERNALLY ILLUMINATED FASCIA SIGN, BLABER HOUSE, THE SQUARE, ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 21st August 2007 and agreed with its view that the illuminated aspect of the application was not acceptable as it did not fit in with the visual amenities of the area. The Committee therefore did not agree with the officer recommendation to approve and

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RESOLVED

That the application be refused for the following reason :-

“The proposed illumination of the sign would detract from the appearance of the building on which it is to be displayed and would be prejudicial to the visual amenities of the locality which is a designated Conservation Area. The proposal therefore conflicts with Policies DEV1, CH4 of the West Sussex Structure Plan and GEN7, AREA2 of the Arun District Local Plan and SPG – Telecommunications and Advertisements.

288. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL SITE INSPECTION PANEL – R/82/07 – REMOVAL OF EXISTING HOUSE AND BUNGALOW AND ERECTION OF 13 NO. STEPPED TERRACE HOUSES IN ONE BLOCK OF SEVEN AND ONE BLOCK OF SIX, YEOMANS AND AGINCOURT, WOODLANDS AVENUE, RUSTINGTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 21st August 2007 and accepted its view that the proposal should be refused on the grounds of overdevelopment. Members therefore did not agree with the officer’s recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

By reason of its design, siting and layout, the proposal would result in an overdevelopment of the site that would be out of character with the area, and result in an unneighbourly effect on the adjacent properties by reason of overbearing. The proposal is therefore contrary to Policies LOC1, DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

289. PLANNING APPEALS

The Committee received and noted a report which detailed 5 new appeals that had been lodged and 3 appeals that had been heard.

290. PLANNING APPLICATIONS

AL/5/07 – Change of use of land for the stationing of 2 No. mobile homes for Gypsy and Traveller family, The Paddocks, Northfields Lane, Westergate Having received a report on the matter, together with the officer's written report update detailing additional information, clarification of the report format and an amended condition sheet to include additional text in the Informative, the Committee was reminded of an appeal decision in Findon relating to a similar application where approval had been given for a temporary permission for three years.

The Planning Team Leader gave detailed advice relating to a number of issues raised with regard to :-

- Why enforcement action had not been taken following the appeal decision in June 2005
- investigations being undertaken at the site
- the Development Plan Document process with regard to Gypsy and Travellers site provision

However, the Committee did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

The change of use of the land for the stationing of two mobile homes outside the defined Built-up Area would be contrary to Policies GEN2, GEN3 and DEV24 (iii) and (viii) of the Arun District Local Plan in that it would detrimentally affect the visual and residential amenities of the area.

The Planning Solicitor then advised Members that officers would now need a steer as to what the next course of action should be. He stated that prosecution action could be instituted but that the preferred option of officers would be for an Enforcement Notice to be issued. The Committee then

RESOLVED

That enforcement action be taken.

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AL/77/07 – New 3-4 bedroom house, 15 Barnetts Field, Westergate
Having received a report on the matter, a view was expressed that the proposal would have an overbearing and unneighbourly impact on the amenities of the next door bungalow. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposed dwelling would represent an unneighbourly form of development detrimental to the amenities of the occupiers of 14A Barnetts Field by reason of scale, height and proximity. The proposal would be in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

AW/161/07 – Proposed loft conversion, single storey front and rear extensions, and internal alterations, 39 Kingsway, Craigweil Estate, Aldwick
Having received a report on the matter, together with the officer's written report update detailing further objections received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/176/07 – Single storey extension to provide annexe accommodation, 76 The Fairway, Aldwick
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/108/07 – Front extension, rear extension, side extension and raising roof with front and rear dormers, Walnuts, The Avenals, Angmering
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/182/07 – Conversion of first floor and additions to create 3 No. flats (resubmission following BR/8/07), 11/11A Station Road, Bognor Regis Having received a report on the matter, concerns were raised with regard to compliance with building regulations and fire safety issues and advice was given that these would be covered by the relevant legislation. The Committee then

RESOLVED

That the application be approved as detailed in the report.

BR/190/07 – Demolition of existing dwelling and erection of 9 No. 2 bed flats, 53 Linden road, Bognor Regis Having received a report on the matter, a view was expressed that the proposal would be out of keeping with and an overdevelopment of this part of Linden Road. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

The site by virtue of its size is considered unsuitable to accommodate 9 flats and private amenity space satisfactorily without damaging the character of this established residential area. The height and design of the proposal would result in an unduly cramped, obtrusive and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to Policies DEV1, LOC1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

BR/226/07 – Continuance of use without compliance with Condition 2 imposed under BR/73/95 relating to retail market being held on a maximum of three days in any one week, excluding Sundays, Place St Maur, Belmont Street, Bognor Regis 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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FP/157/07 – Erection of 2 No. 2 storey 4 bed houses (detached) with integral garages and off street parking, Rudwicks, 1 Rudwicks Close, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/111/07 – Single storey extension to form garage and alterations to provide carers accommodation (resubmission following application FG/61/06), 2 Herm Road, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/250/07 – Change of use from B1/B8 to B1/B2 MOT Testing Centre, Unit 4 Minster Court, Littlehampton Having received a report on the matter, together with the officer's written report update detailing no objection from County Highways, concerns were raised that insufficient information had been provided with regard to noise break out from the unit and the effect of vehicle emissions on the adjacent units. It was felt that these issues could have a significant impact on nearby businesses and that officers should request the Environmental Health Department for a more comprehensive response to enable the Committee to make an informed decision. The Committee therefore

RESOLVED

That the application be deferred to enable officers to provide more detailed information with regard to the effect of noise and vehicle emissions at the site.

LU/259/07 – Single storey extension to side and rear, 34 Leeward 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.

Subject to approval at the next Committee meeting

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M/83/07 – New dwelling to replace original bungalow, 9 The Lane, Elmer 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.

P/51/07 – Proposed residential bungalow, 31 West Front Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/76/07 – Proposed two storey rear extension for extended kitchen and dining room with roof conversion for 2 bedrooms and bathroom, 40 Leonora Drive, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report

R/187/07 – Side extension and conservatory, 30 The Martlets, Rustington Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/58/07 – Replace private cat houses with eight single cattery units, Oakview, North End Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

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291. ENFORCEMENT MATTERS

CIC/EG/14/06 – Alleged unauthorised conservatory, 34 Downview Road, Eastergate 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 on CON/29/A when a Local Land Charges Search is undertaken.

CIC/LU/42/06 - Unauthorised fence, 57 East Street, 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 fence does not have the benefit of planning permission and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

(The meeting concluded at 5.17 p.m.)