

Subject to approval at the next meeting

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DEVELOPMENT CONTROL COMMITTEE

4<sup>th</sup> July 2007 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Brooks, Minute 143 (from Planning Application R/115/07); and Councillor Oliver-Redgate, Minutes 136 to 142.)

Councillor Wotherspoon was also present for part of the meeting.

136. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Olliver, Steward and Wells.

137. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 10, Planning Applications LU/206/07/TEL and AL/58/07/TEL and indicated that he would not be speaking to the items and would leave the meeting during their consideration for the avoidance of bias.

Councillor Brooks gave notice of a personal interest as a member of Bognor Regis Town Council in Agenda Item 10, Planning Application BR/163/07 and reserved his right to speak.

Councillor Mrs Goad gave notice of a prejudicial interest as a very near neighbour in Agenda Item 10, Planning Application EG/23/07 and indicated that she would not speak and would leave the meeting.

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Councillor Haymes gave notice of a personal interest as Chairman of Yapton Parish Council in Agenda Item 10, Planning Application Y/29/07, and reserved his right to speak.

Councillor McDougall gave notice of a personal interest as a member of Bognor Regis Town Council in Agenda Item 10, Planning Application BR/163/07 and reserved his right to speak.

Councillor Wotherspoon gave notice of a personal interest as a member of the Harefield Estate Association and a prejudicial interest as a shareholder of Harefield Estate Limited in Agenda Item 9, Tree Applications M/43/07/T, M/44/07/T and M/45/07/T but indicated he would speak on the items in his capacity as Ward Member.

138. MINUTES

The Minutes of the meeting held on 13<sup>th</sup> June 2007 were approved by the Committee as a correct record and signed by the Chairman.

139. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – LU/157/07 – ERECTION OF TIMBER FRAME FEATHER EDGE SECTIONAL BUILDING TO BE USED AS AN ELDERLY RELATIVE ANNEX, 3 RAYDEN CLOSE, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 19<sup>th</sup> June 2007. Following a discussion which centred on concerns that any boundary treatment should encompass not only the rear of the application site but also the sides to shield the proposal from the neighbouring properties, it was agreed that officers should negotiate with the applicant with regard to the extent of the fencing to the boundaries. It was further agreed that the application could be approved as detailed at Appendix 1 to the report and subject to relevant additional condition/s once agreement on the boundary treatment had been reached and that the decision could be issued under delegated powers by the Head of Planning Services, in consultation with the Chairman. The Committee therefore

RESOLVED

That the application be deferred for negotiation with regard to suitable boundary treatment for the application site and on agreement being reached, the decision to be issued under delegated powers by the Head of Planning Services, in consultation with the Chairman.

140. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – LU/178/07 – TWO STOREY EXTENSION TO FRONT AND SINGLE STOREY EXTENSION TO REAR OF PROPERTY, 18 CHURCH STREET, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 19<sup>th</sup> June 2007, together with the officer's written report update detailing an additional representation received and, following consideration,

RESOLVED

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

141. 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.

142. TREE APPLICATIONS

Prior to consideration of the following tree applications, the Chairman advised the Committee that she felt that, as a number of issues had arisen with regard to these items since the reports had been prepared, the best interests of all would be served by Post Committee Site Inspections taking place at all four application sites.

FP/108/07/T – Fell and remove roots of 2 No. Holm Oak trees, Southlawn, 11 Admiralty Road, Felpham Having received a report on the matter, together with the officers verbal update on an e.mail that had been received that morning from the Parish Council, the Committee, at the request of the Chairman,

RESOLVED

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

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*(Prior to consideration of the following item, Councillor Wotherspoon had declared a personal interest as a member of the Harefield Estate Association and a prejudicial interest as a shareholder of Harefield Estate Limited and stated that he would exercise his right to speak in his capacity as Ward Member.)*

M/43/07/T – Application to fell 1 Scots Pine, Harefield Estate, (Junction of Harefield Road and West Avenue, Middleton) Having received a report on the matter, the Committee, at the request of the Chairman

RESOLVED

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

*(Prior to consideration of the following item, Councillor Wotherspoon had declared a personal interest as a member of the Harefield Estate Association and a prejudicial interest as a shareholder of Harefield Estate Limited and stated that he would exercise his right to speak in his capacity as Ward Member.)*

M/44/07/T – Application to fell 1 Scots Pine, Company Verge, East Avenue, Middleton Having received a report on the matter, the Committee, at the request of the Chairman

RESOLVED

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

*(Prior to consideration of the following item, Councillor Wotherspoon had declared a personal interest as a member of the Harefield Estate Association and a prejudicial interest as a shareholder of Harefield Estate Limited and stated that he would exercise his right to speak in his capacity as Ward Member.)*

M/45/07/T – Application to fell 1 Scots Pine, Harefield Estate (West Avenue), Middleton Having received a report on the matter, the Committee, at the request of the Chairman

RESOLVED

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

143. PLANNING APPLICATIONS

*(Prior to consideration of the following application, Councillor Haymes had declared a personal interest as the Chairman of Yapton Parish Council and indicated that he would reserve his right to speak and had taken legal advice that he could remain in the meeting and participate in the vote.)*

Y/29/07 – Single detached dwelling and garage, Land south of Church House, Church Lane, Yapton Having received a report on the matter, a correction was made at the meeting under “Topography” of the site to read “Land is higher than Church Road by approximately **0.8m.**”

In considering this application, views were expressed that this proposal would still have a detrimental impact on the listed building and the Conservation Area and the Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The site is within an area designated as a Conservation Area under Sections 69, 70 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and the proposal, by reason of the height, size and position of the dwelling would conflict with the Local Planning Authority’s intention to protect and enhance the visual amenities and environment of such areas and with Policies DEV1, CH4, CH5 of the West Sussex Structure Plan and GEN7, AREA2, DEV11 of the Arun District Local Plan.”

R/93/07 – Approval of Reserved Matters following R/143/06 for new dwelling, Land adjacent to 30 Glenville Road, Rustington Having received a report on the matter, together with the officer’s written report update detailing an additional condition relating to landscaping and clarification of the application, the Committee

RESOLVED

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

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R/115/07 – Extensions/alterations, 2 Cross Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/39/07 – Single storey rear extension, new pitched roof to replace existing flat roof to rear, new loft accommodation in existing and new roof spaces and the erection of 2 dormers, Windmill Cottage, 46 Sea Way, Middleton on Sea Having received a report on the matter, the Committee was reminded that this application had been deferred from the meeting held on 24<sup>th</sup> May 2007 to enable officers to negotiate the position of the dormers. Revised plans had been received indicating that the dormers would be set below the ridge height of the main roof which, in the opinion of officers, was acceptable, and the original recommendation to approve had therefore been attached as Appendix 1 to the report, together with an additional condition relating to the amended plans submitted. Following consideration, the Committee

RESOLVED

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

M/55/07 – Proposed first floor extension, new garage and alterations, 4 Norfolk Way, Elmer Sands, Middleton 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 Biss had declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the debate or vote.)*

LU/206/07/TEL – Prior notification for 11.7m high monopole with 3 No. integral antennas, one associated radio equipment cabinet and ancillary development thereto, Shell Eastfield Petrol Station, Rustington By Pass, Rustington Having received a report on the matter, together with the officer's written report update detailing an additional representation received from the landowner, it was requested that, owing to the statutory publicity period not expiring until 5<sup>th</sup> July 2007, any decision be delegated to the Head of Planning

Services in consultation with the Chairman. Following consideration, the Committee

RESOLVED

That no objection be raised to the prior notification and that, as the statutory publicity period does not expire until 5<sup>th</sup> July 2007, the decision be delegated to the Head of Planning Services in consultation with the Chairman.

FN/22/07 – Demolition of storage barn, workshop and two stables and erection of one 5.5 metres x 12.8 metres timber barn for use as a workshop for the repair and servicing of garden and horticultural machinery, The Vale Stables, Findon Road, Findon Having received a report on the matter, together with the officer's written report update detailing an additional representation of support, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Mrs Goad had declared a prejudicial interest as she was a very near neighbour and left the meeting and did not vote.*

*Councillor Mrs Hall, as Vice-Chairman took the Chair for this item.)*

EG/23/07 – New garage, Rose Haven, 30 Elm Grove, Barnham Having received a report on the matter, together with the officer's verbal update detailing an additional representation from the applicant, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

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BR/111/07 – Conversion of house to provide 1 No. 1 bedroom, 1 No. 2 bedroom and 1 No. 3 bedroom maisonettes and provide new access (Resubmission following BR/366/06), 104 Highfield Road, Bognor Regis  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/112/07/L – Application for Listed Building Consent for conversion of house to provide 1 No. 1 bedroom, 1 No. 2 bedroom and 1 No. 3 bedroom maisonettes and provide new access to May Close (Resubmission following BR/367/06/L), 104 Highfield Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/113/07 – Change of use to 5 No. one bed flats and 3 No. studio flats, 8 Sudley Road, Bognor Regis Having received a report on the matter, concerns were raised that the density of this proposal was too high. The Committee, therefore, did not accept the officer recommendation to approve and

RESOLVED

That the application be deferred to enable officers to negotiate a reduced density of flats.

*(Prior to consideration of the following item, Councillor McDougall had declared a personal interest as a member of Bognor Regis Town Council and reserved his right to speak and vote.)*

BR/163/07 – Decking construction for events and other activities, Shingle area adjacent to The Promenade, 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.

*(Councillor McDougall requested that it be recorded that he abstained from voting on Application BR/163/07.)*

BE/55/07 – Loft conversion with dormers to front and rear creating a second floor bedroom with en-suite bathroom, 95 Ravens Way, North Bersted  
Having received a report on the matter, together with the officer's written report update detailing receipt of an amended block plan, the Committee

RESOLVED

That the application be approved as detailed in the report.

Revision to BE/73/05 for conversion and extension of existing property to form 4 No. terrace bungalows, 1 Renoir Mews, North Bersted, Bognor Regis  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/52/07/L – Application for Listed Building Consent for single storey extension to kitchen, 11 Mount Pleasant, Arundel  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/53/07 – Extensions and alterations, 24a Queen Street, Arundel  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/108/07 – New detached bungalow and detached garage for new bungalow and 1 Blenheim Court, Adjacent 1 Blenheim Court, West Meads, Bognor Regis  
Prior to consideration of this application, the Chairman advised those present that she had received a number of letters regarding the proposal together with requests for her to read them out at the meeting. However, she stated that she could not do this as it would not be in line with the Committee process but that she had been through the letters and the points raised had in fact been covered in the officer's report.

Having received a report on the matter, Members were concerned that this proposal would compromise the unique character of the West Meads Estate by being visually intrusive, a cramped form of development and out of

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character with the area. 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 and shape is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to Policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”.

AW/113/07 – Proposed rear 2 storey extension with associated layout alterations to existing property generally, 14 Sefton Avenue, Rose Green, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/116/07 – Loft conversion and dormer extensions, Casa Do Canto, Canons Close, Aldwick 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 Biss had declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the debate or vote.)*

AL/58/07/TEL – Prior notification for 12m monopole designed to reflect a telegraph pole and associated equipment cabinets, Junction of Westergate Street and Meadow Way, Westergate, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing further letters of representation received, it was requested that, owing to the statutory publicity period not expiring until 5<sup>th</sup> July 2007, any decision be delegated to the Head of Planning Services in consultation with the Chairman. Following consideration, the Committee

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**RESOLVED**

That an objection be raised to the prior notification as detailed in the report and that, as the statutory publicity period does not expire until 5<sup>th</sup> July 2007, the decision be delegated to the Head of Planning Services in consultation with the Chairman.

(The meeting concluded at 5.50 p.m.)