

DEVELOPMENT CONTROL COMMITTEE

15<sup>th</sup> August 2007 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Mrs Maconachie, Minute 240; and Councillor McDougall, Minutes 235 to 238).

235. APOLOGIES FOR ABSENCE

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

236. DECLARATIONS OF INTEREST

There were no declarations of interest made.

237. MINUTES

The Minutes of the meeting held on 25th July 2007 were approved by the Committee as a correct record and signed by the Chairman.

238. PLANNING APPEALS

The Committee received and noted a report which detailed 2 new appeals that had been lodged and 2 appeals that had been heard.

239. PLANNING APPLICATIONS

Y/44/07 – Proposed two new flats (Resubmission following Y/21/07), 3 Cherry Avenue, Yapton Having received a report on the matter, Members expressed concerns that this would be an overdevelopment of the site and that two flats would have an adverse impact on the residential amenities of nearby dwellings. The Committee was of the view that the reason for refusal

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on a previous application for four flats on the plot was still pertinent and therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would be an overdevelopment of the site which would be prominent and obtrusive in the street scene and would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with Policies DEV1 and LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

SL/20/07 – Demolition & removal of approved dwelling 1 to allow formation of 3 No. parking spaces and associated landscaping – Dwelling 1, The Newburgh Arms, School Hill, Slindon Having received a report on the matter, together with the officer’s written report update detailing an additional representation received and deletion of the informative relating to car parking provision, the Committee

RESOLVED

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

SL/21/07/CA – Conservation Area Consent for demolition and removal of approved dwelling 1 to allow formation of 3 No parking spaces and associated landscaping (within Slindon Conservation Area), Dwelling 1, The Newburgh Arms, School Hill, Slindon 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.

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 Having received a report on the matter, together with the officer’s written report update detailing additional representations received; a correction to the description of the application on the first page of the report; and an amended recommendation

sheet detailing the addition of the Wildlife Informative, Members expressed concerns relating to the height of the development and its impact on the surrounding area. The Committee therefore agreed that a site inspection should take place to assess the impact of the proposal on the locality and

RESOLVED

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

R/153/07 – Extension and alterations including detached double garage, 67 North Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/63/07 – Demolition of conservatory and erection of addition to provide two bedrooms, bathroom, dining area and lounge, 43 Kings Drive, Pagham Having received a report on the matter, Members expressed concerns that the proposal was of an extremely poor design and, as such, it would effect the visual amenity of surrounding properties. The Committee did not, therefore, accept the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed extension by reason of its design and siting will be detrimental to the visual amenities of the area and will be unneighbourly to the adjacent residents. The proposal is therefore contrary to Policies LOC1 and DEV1 of the West Sussex Structure Plan and GEN7 and DEV19 of the Arun District Local Plan.”

M/77/07 – Adaptations and single storey extensions, 44 Ancton Way, Elmer Sands 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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LU/228/07 – Proposed rear & side extension, plus rear roof dormer, 27 Amberley Close, Littlehampton 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.

LU/251/07 – Proposed change of use to create pavement café along frontage (in part), The George, 14 Surrey Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing receipt of substitute plans; consultation response from Sussex Police; and amended/additional recommendations, Members participated in a discussion which highlighted concerns relating to the suitability of the area for the proposal and whether it was in contravention with the Council's own policy to prohibit the drinking of alcohol in public open spaces within the town. Following consideration, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The use as proposed would result in an unacceptable intrusion onto a public area which would likely impede public access and cause a loss of residential amenity. It is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”.

*(During the course of consideration of the following item, Councillor Bower declared a personal and prejudicial interest as he resided in a property shown on the plan and he left the meeting and took no part in the debate and did not vote.)*

K/19/07 – New dormer windows, new front porch, new roof over ex utility room, rear balcony, solar panels to main house & new detached double garage, 80 Golden Avenue, East Preston 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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F/8/07 – Application for mast, satellite dishes, digital TV and audio aerial, Imperium House, Ford Lane, Ford Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/30/07 – Construction of two storey holiday accommodation with garage space – independent from Tweenways, 2 Cross Lane. Length of maximum stay 6 months. (Resubmission of previously approved application FN/53/06 with omission of store/home office on first floor), Fig Tree Cottage, Cross Lane, Findon Having received a report on the matter, Members were reminded that this application had been deferred from the meeting on 25<sup>th</sup> July 2007 for discussion with the agent as to whether the 6 month stay applied for was in fact required. Confirmation had been received that this was not now part of the application and an amended report was put forward for the Committee to consider.

In participating in public speaking, the applicant requested the Committee to consider extending the 28 day stay but advice was given at the meeting that the application should be dealt with as it stood. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/76/07 – Approval of reserved matters following outline consent FG/100/05 for construction of 2 No. chalet houses and associated garages together with landscaping, 14 Grange Park, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/162/07 – 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 a response from the Parish Council of no objection, 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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EG/39/07 – First floor extension, 13 Hall Cottage, Barnham Road, Eastergate Having received a report on the matter, together with the officer's written report update detailing additional representation and consultation responses received and an amended recommendation sheet deleting reference to the site being within AREA1, 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 Biss declared a personal interest as a member of the Climping Gap Partnership and as he knew the landowner through membership of the Parish Council.)*

CM/11/07 – Change of use from agriculture to fishing tackle shop, The Old Piggery, The Street, Climping Having received a report on the matter, together with the officer's written report update stating the site was not within an Area of Outstanding Natural Beauty, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/183/07 – Change to shop front windows, 5 High Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/186/07 – Crossover – vehicular access, 36 West Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/101/07 – Single detached dwelling and parking, part of garden land to rear of 9-11 Kirdford Road, fronting onto Howard Road, Arundel Having received a report on the matter, together with the officer's written report update detailing further representations received, a request was made that the Wildlife Informative should be added to the recommendation. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following :-

“Informative : The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and December and therefore removal of dense bushes, ivy or trees or parts of trees etc during this period could lead to an offence under the Act.”

A/87/07/A – One externally illuminated fascia sign, Blaber House, The Square, Angmering Having received a report on the matter, views were put forward that the proposed sign might be out of character in the locality and a site visit was suggested to assess the impact of the proposal on the amenities of the area. The Committee therefore

RESOLVED

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

A/88/07 – Extension to form conservatory at rear of premises and extension to front to form meeting room (Resubmission following A/18/07), Angmering Manor, High Street, Angmering Having received a report on the matter and following a detailed discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

240. ENFORCEMENT MATTERS

CON/BN/3/06 – Unauthorised Fence, Angel's Nursery, Yapton Road, Barnham Having received a report on the matter, the Committee was advised that this matter had been withdrawn to a future meeting to enable officers to have further negotiations with the owner.

*(Prior to consideration of the following item, Councillor Steward declared a personal interest as he had a work unit on the Rudford Industrial Estate. He remained in the meeting but abstained from voting.)*

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CIC/F/1/07 – Unauthorised Advertisements, Verge outside the entrance to Rudford Industrial Estate 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.

*(Prior to consideration of the following item, Councillor Steward declared a prejudicial interest as he had business dealings with the Vinery and he left the meeting and took no part in the debate and the vote.)*

CIC/FG/13/06 – Unauthorised Advertisement, Highdown Vinery, Ferring 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 advertisement does not have the benefit of advertisement consent and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

CON/LU/51/05 – Unauthorised UPVC windows in a Listed Building, Flat 5, 25 South Terrace, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That no further enforcement action should be taken in respect of the breach of planning control, as it is not expedient to take such action in the absence of demonstrable harm to the amenity in the locality of the site. However, it should be stressed that this opinion is based entirely on the individual circumstances and this case should **not** be used as a precedent for future cases, which will be assessed on their own individual merits.

(The meeting concluded at 5.20 p.m.)