

DEVELOPMENT CONTROL COMMITTEE

13<sup>th</sup> June 2007 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Brooks (substituting for Councillor Mrs Olliver), Butler, Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, Oliver-Redgate, 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 Bower, Minutes 98 to 99 (from Planning Application FG/61/07); Councillor Oliver-Redgate, Minutes 91 to 98 (part - up to Application AL/49/07); and Councillor Steward, Minutes 98 to 99 (from Planning Application EP/47/07).)

(Note : Councillors Buckland and Wilde were also present for part of the meeting.)

91. APOLOGIES FOR ABSENCE

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

92. WITHDRAWN APPLICATION

The Chairman advised the meeting that Application FG/61/07 had been withdrawn from the Agenda.

93. MINUTES

The Minutes of the meeting held on 24<sup>th</sup> May 2007 were approved by the Committee as a correct record and signed by the Chairman.

94. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 10, Planning Applications BE/59/07/TEL, LU/176/07/TEL AND R/111/07/TEL and indicated that he would not be speaking to the items and would leave the meeting during their consideration.

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Councillor Bower gave notice of a personal interest in Agenda Item 10, Planning Application EP/51/07 and indicated that he would reserve his right to speak.

Councillor Butler gave notice of a personal interest in Agenda Item 10, Planning Applications LU/90/07 and LU/91/07/CA as he knew the applicant and indicated that he would not speak to the items and would leave the meeting during their consideration.

Councillor Haymes gave notice of a prejudicial interest in Agenda Item 10, Planning Application CM/12/07 and indicated that he would not speak to the item and would leave the meeting during its consideration.

Councillor Mrs Hazlehurst gave notice of a personal interest in Agenda Item 10, Planning Application LU/153/07 and indicated that she would leave the meeting during its consideration.

95. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – EP/36/07 – FRONT AND REAR EXTENSION TO EXISTING BUNGALOW; NEW ROOF CONSTRUCTION TO ALLOW FOR FIRST FLOOR WITHIN ROOF SPACE, 42 SEA LANE, EAST PRESTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 30<sup>th</sup> May 2007, together with the officer's written report update detailing a further letter of objection received, and, following consideration

RESOLVED

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

96. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – SL/8/07 – OUTLINE APPLICATION FOR DEMOLITION OF REDUNDANT STABLES; ERECTION OF SINGLE DWELLING AND GARAGE (DEPARTURE FROM THE DEVELOPMENT PLAN), FIRGROVE LIVERY STABLES, MILL ROAD, SLINDON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 30<sup>th</sup> May 2007. The Chairman of the Site Inspection Panel presented the Panel's recommendation that the application be approved but expressed her own view that the Council's policies for protecting the countryside should be upheld. However, in debating the matter, the

Committee felt that this site was an exception in that it was surrounded by residential properties and that it would not be viable to return the land back to agricultural use. At the present time it was unsightly and it was felt that the proposed development would improve the visual amenity of the area. Having received advice from the Head of Planning Services regarding Exception Policies, the Committee did not accept the officer recommendation to refuse the application and

RESOLVED

That the application be approved as set out in the recommendation put forward by the Site Inspection Panel.

97. PLANNING APPEALS

The Committee received and noted a report which detailed 9 new appeals that had been lodged and 2 appeals that had been heard.

98. PLANNING APPLICATIONS

AL/49/07 – Extensions and alterations, including re-roofing existing and rooms in roof space plus attached garage, Fernlea, Hook Lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing an amendment to the report; substitute plans; an additional letter of objection; and amended condition relating to the substitute plans and a further condition with regard to a noise limit for the wind turbine, the Committee

RESOLVED

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

*(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.)*

BE/59/07/TEL – Prior notification for 11.7m high monopole with internal antennas, together with 2 No. equipment cabinets adjacent to pole at ground level (Resubmission following BE/31/07/TEL), Rowan Way (west of junction with Woodlands Road), Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal update on receipt of a further objection, the Committee

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RESOLVED

That no objection be raised to the prior notification.

BR/91/07 – Outline application for demolition of existing commercial premises and erection of 9 No. 1 bedroom flats, 6 Ockley Road, Bognor Regis  
Having received a report on the matter, Members were of the view that 435 dwellings per hectare was overdevelopment and strong views were expressed that this was a cramped form of development which would be unneighbourly and have a detrimental impact on the character of the locality. 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 and position of the site it is considered that the proposal would represent an overdevelopment which would be out of character with the street scene and would compromise the visual and neighbour amenities of the locality and it is thereby contrary with the policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 OF THE Arun District Local Plan.”

*(Prior to consideration of the following item, Councillor Haymes had declared a prejudicial interest as he owned a residential mobile park two miles away and he left the meeting and took no part in the debate or vote.)*

CM/12/02 – Application for variation of Condition 9 imposed on planning permission CM/13/04 to extend length of holiday season to 12 months, Land Rear of The Oystercatcher (Jaybelle Grange), Climping  
Having received a report on the matter, together with the officer's written report update detailing an amendment to the report as Conditions 9 and 10 had been omitted in error, the Committee was reminded that this application had been deferred from the previous meeting for further clarification of Government policy regarding planning and tourism.

In discussing the application, concerns were raised about extending the occupancy of the caravans from 9 months to 12 months of the year for holiday use and the Head of Planning Services reiterated that Government advice did request that local authorities gave sympathetic consideration to year round tourism use. The application was for holiday use only and not residential and Members were reminded that no weight could be given to what might happen in the future. A legal agreement had been attached to the

previous permission to prevent residential use. However, concerns were raised that, as the previous permission for 9 months use had not yet been implemented, no monitoring had taken place and consequently there was no yardstick to measure an increase in the opening period of the holiday park. The Committee therefore did not agree with the officer recommendation to approve and

#### RESOLVED

That the officer's recommendation to approve not be accepted.

The Head of Planning Services then advised the Committee that insufficient reasons had been put forward by Members during the course of the debate to enable a refusal of the application to stand up at appeal. He also pointed out that in fact the extension to the period for year round holiday use was not 3 months but 6 weeks.

In discussing the matter further, Members indicated that they required an amendment to the Section 106 Agreement as it was felt that this should be tightened up in line with Condition 8 of the officer recommendation to approve before a decision would be released. The amendment suggested was as follows :-

“The owners/operators shall maintain an up to date register of the names of owners/occupiers of individual caravans on the site and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.”

Following agreement to an amendment to the officer recommendation for approval of the application, and after being duly proposed and seconded, the Committee then

#### RESOLVED

That the application be approved as detailed in the officer report and report update, subject to amendment of the Section 106 Agreement to read :-

“The owners/operators shall maintain an up to date register of the names of owners/occupiers of individual caravans on the site and their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.”

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

EP/47/06 – 4 new houses to replace a row of garages, consisting of 2 x 3 bed 2 storey and 2 x 3 bed 2½ storey houses, with off street parking and private rear gardens (resubmission following application EP/174/06), Land to rear of shops, Sea Road, East Preston 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 item, Councillor Bower had declared a personal interest as he lived not very far from this application but he indicated that he would remain in the meeting and participate in the debate and vote as the Ward Member.)*

EP/51/07 – Outline application for 2 No. detached bungalows, part garden land north of 18 The Nookery, fronting onto and with access to Vermont Drive, East Preston Having received a report on the matter, together with the officer's written report update detailing a late consultation response and correction to the report and an additional letter of representation, views were expressed that the proposed garage for Plot 2 was out of keeping with the character of the area as it was a separate building and not integral as with Plot 1. The Committee therefore

RESOLVED

That the application be approved as detailed in the report but subject to the following additional condition :-

“This permission does not purport to grant consent for the detached garage on Plot 2, to which a separate planning application will be required on its own behalf.”

*(Prior to consideration of the following item, Councillor Wilde declared a personal interest as the Ward Member and as his property abounds the application site and a prejudicial interest as an elected Member of Arun District Council. He stated that he would speak and leave the meeting.)*

EP/55/07 – Approval of reserved matters following outline consent EP/106/05 for single detached bungalow, Land to rear of 18 Sea Lane, East Preston Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received, Members expressed concerns with regard to the removal of landscaping on the boundary of the site which they felt had resulted in a loss of privacy for adjoining properties. It was suggested and agreed that Condition 3 be amended to take account of these concerns and the Committee then

#### RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 3 to read :-.

“No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, hard and soft, which shall include hedging to a height of no less than 1.8m to be planted on the west boundary and shall also include indication of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.”

FG/61/07 – Variation of Conditions 1 and 9 imposed on planning permission FG/36/06 concerning renewal of temporary use of part of ground floor for customer refreshment area and allowing opening on Bank Holidays, Highdown Vineyard, Littlehampton Road, Ferring Having received a report on the matter, the Committee had been advised that this application had been withdrawn at the applicant's request.

LU/70/07 – Units 51-58, 284 & 289 substitution of approved house types to applicants preferred design/house types, former Toddington Nurseries, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment under Conclusions to the report and the addition of reasons for the conditions and amendments to a number of conditions, the Committee

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RESOLVED

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

LU/71/07 – Units 1-19 Eden Park, substitution of approved house types to applicants preferred design/house types, former Toddington Nurseries, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment under Conclusions to the report and the addition of reasons for the conditions and amendments to a number of conditions, the Committee

RESOLVED

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

LU/72/07 – Units 126-146 Eden Park (Block D) substitution of approved block of flats to developers preferred design/arrangement – number of units and bedrooms unchanged, former Toddington Nurseries, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment under Conclusions to the report and the addition of reasons for the conditions and amendments to a number of conditions, the Committee

RESOLVED

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

LU/74/07 – Plots 116-124 to include garage only to Plot 125 – substitution of approved house types to applicant's preferred design/house types includes relocation of garages, former Toddington Nursery, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment under Conclusions to the report and the addition of reasons for the conditions and amendments to a number of 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 item, Councillor Biss declared a personal interest as he knew the applicant through their membership of the Climping Gap Partnership. He stated that he would remain in the meeting and speak and vote on the matter.*

*Councillor Butler had declared a prejudicial interest in the following item as he knew the applicant and he left the meeting and took no part in the debate or the vote.)*

LU/91/07 – Demolish existing building, retaining the existing facades on River Road, the north-west boundary flank and party wall on the south-east boundary, and construct three storey building containing 9 No. 2 bedroom and 3 No. 1 bedroomed apartments, with open parking at ground floor, 47 River Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a correction to the number of representations received and an amended recommendation sheet, the Committee

RESOLVED

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

*(Prior to consideration of the following item, Councillor Biss declared a personal interest as he knew the applicant through their membership of the Climping Gap Partnership. He stated that he would remain in the meeting and speak and vote on the matter.*

*Councillor Butler had declared a prejudicial interest in the following item as he knew the applicant and he left the meeting and took no part in the debate or the vote.)*

LU/92/07/CA – Application for conservation Area Consent to demolish existing building retaining the existing facades on River Road, the north-west boundary flank and party wall on the south-east boundary, 47 River Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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*(Prior to consideration of the following application, Councillor Mrs Hazlehurst declared a personal interest as she knew the applicant and exercised her right to speak and then left the meeting and took no part in the debate or the vote.)*

LU/153/07 – To remove existing hedge of conifer trees on the boundary of 2 Fastnet Way and erect a fence of feather edge panels to a height of 2 metres to the rear of the front of the building line and to a height of 1 metre forward of the front building line, 2 Fastnet Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/157/07 Erection of timber frame feather edge sectional building to be used as an elderly relative annexe, 3 Rayden Close, Littlehampton Having received a report on the matter, concerns were raised that the proposal might have a detrimental impact on the neighbouring properties. It was therefore suggested and agreed that a site inspection be arranged to visit the neighbouring property most affected by the building to assess this issue and the Committee

RESOLVED

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

*(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/176/07/TEL – Prior notification for 10m monopole disguised as a telegraph pole with associated equipment cabin, Arundel Road (Adjacent exit to Duke Street/St Martins Road Car Park), Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways and resultant additional reason to object to the proposal and additional representations received, the Committee

RESOLVED

That an objection be raised to the prior notification as detailed in the report and the officer report update.

LU/178/07 – Two storey extension to front and single storey extension to rear of property, 18 Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing one further letter of objection received, it was agreed that a site visit should take place to assess the impact of the proposal on the street scene. The Committee therefore

RESOLVED

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

R/75/07 – Erection of 1 No. 2 bedroom detached bungalow and alterations to parking layout, land within existing development, 5 – 9 Mill Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be refused 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.)*

R/111/07/TEL – Prior notification for installation of 15m replica telegraph pole containing 2G antennas and associated equipment, Broadmark Lane at South West Cornder with The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing a change to the recommendation following a consultation response from the Council's Arboriculturist and an additional representation received, the Committee

RESOLVED

That an objection be raised to the prior notification as detailed in the officer report update.

SL/11/07 – Change of use of redundant farm building to craft workshop (resubmission following SL/46/06), Gaston Farmhouse, Slindon Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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99. TREE PRESERVATION ORDER (TPO) REFERENCE TPO/1/07/EG, 3  
OAK TREES, ELMDALE, ELM GROVE SOUTH, BARNHAM

Having received a report on the matter, the Committee

RESOLVED

That the TPO be confirmed without modification.

(The meeting concluded at 6.45 p.m.)