

DEVELOPMENT CONTROL COMMITTEE

22nd February 2007 at 2.30 p.m.

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

(Note : Councillor Lury was absent from the meeting during consideration of the matters referred to in Minutes 757 to 762.)

Councillor R.Brown was also in attendance for part of the meeting.

757. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Biss, Dyball, Mrs Hall and Mrs Harrison.

758. MINUTES

The Minutes of the meeting held on 31st January 2007 were approved by the Committee as a correct record and signed by the Chairman.

759. DECLARATIONS OF INTEREST

Councillor Butler gave notice of a prejudicial interest in Agenda Item 11, Planning Applications R/2/07, WA/5/07/TEL and BE/135/06/TEL.

760. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – AB/153/06 – PROPOSED SINGLE STOREY REAR EXTENSION TO PROVIDE A LARGER KITCHEN AREA, 10 ORCHARD PLACE, ARUNDEL

The Committee received a report on a meeting of the Post Site Inspection Panel held on 6th February 2007 and, following consideration

Development Control
Committee – 22.02.07.

RESOLVED

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

761. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – P/141/06 – TWO DORMERS IN THE ROOF INCORPORATING TWO BEDROOMS AND A BATHROOM, 26 CARDINALS DRIVE, PAGHAM

The Committee received a report on a meeting of the Site Inspection Panel held on 6th February 2007 and was further advised by the officer's written report update that the application had been withdrawn. The applicant was seeking to explore the possibility that the roof extensions would be permitted development if the conservatory and/or garage were demolished. Officers would be investigating the matter of reinstating permitted development as a matter of urgency, given the retrospective nature of the development, in consultation with the Council's Solicitor.

762. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – WA/118/06 – AMENDED DESIGN FOR PREVIOUSLY APPROVED PLANNING PERMISSION WA/28/05 FOR REPLACEMENT MANOR HOUSE, SERVICES AND LANDSCAPING (RESUBMISSION OF WA/88/06)

The Committee received a report on a meeting of the Site Inspection Panel held on 6th February 2007, together with the officer's written report update detailing further information received from the agent regarding removal from the site of building materials deposited there previously; an additional representation received; and additional conditions relating to contamination and ground levels as well as an informative regarding slab levels. Following consideration, the Committee

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to the two additional conditions and an informative as set out in the officer's written report update.

763. PLANNING APPEALS

The Committee received and noted a report which detailed 5 new appeals that had been lodged and 7 appeals that had been heard.

The Head of Planning and Housing Strategy highlighted the concern of officers that the Inspectorate had allowed an appeal at 37/39 Beach Road, despite the comments made by the Environment Agency. Procedures would be put in place to ensure that, where applicable, stronger statements would be submitted on behalf of the Environment Agency and discussion would be undertaken with the Inspectorate to ascertain why the comments of the EA had been set aside in this instance. Members concurred that this was an important matter that needed to be addressed.

764. TREE APPLICATIONS

AW/321/06/T – Fell one sycamore, Casa Do Canto, Canons Close, Craigweil Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Chairman read out further comments she had received from the Council's Arboriculturist which clarified his opinion that the tree in question was diseased. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

765. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Butler had declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

WA/5/07/TEL – Prior notification for a 15m monopole with three associated equipment cabinets, Hooe Farm Units, Tye Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report. ,

WA/102/06 – Change of use of land to new fishing lake for use by members of the caravan club staying at the registered site on Choller Farm (Resubmission following WA/59/06) (This is a Departure from the Development Plan), Choller Farm, Barnham Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 22.02.07.

WA/125/06 – Boarding cattery (Departure from the Development Plan), Meadowbrook, Yapton Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing no objection from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Butler had declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

R/2/07 – A single colour coded panel antenna located on the fascia of No 7 Broadmark Parade. Equipment cabinet to be located on highway land in front of building and ancillary works, 7 Broadmark Parade, Ash Lane, Rustington Having received a report on the matter, together with the officer's written report update detailing the Parish Council's objection and verbal correction that "the proposed siting would **not** adversely affect...", the Committee

RESOLVED

That the application be approved as detailed in the report.

R/286/06 – Extension of supermarket, revised car parking layout, alterations to service yard and associated works (revised scheme), Sainsburys Supermarket, Rustington Retail Park, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/158/06 – Retention of existing decking abutting rear elevation, 3B Well Road, Pagham 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 Butler declared a prejudicial interest as he was a personal friend of the applicant and left the meeting and did not vote.)

LU/1/07 – Permission for continuance of use without compliance with Condition No. 4 imposed under planning reference No. LU/284/05 relating to change of opening hours from 0800 until 2200 hours to 0800 until 2330 hours, East Beach Café, The Promenade, Sea Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing deletion of Condition 1; consultation response from Sussex Police; and no objection from the Town Council, the Committee

RESOLVED

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

LU/308/06 – Change of use from existing shop to a taxi office, 30 Wick Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/323/06 – Use of self contained holiday accommodation for residential lettings, Woodcote Rural Holiday Centre, Woodcote Lane, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/79/06 – Demolition of bungalow and erection of 2 No. 2 bed flats with 4 car parking spaces, 1 Paddock Way, Findon Having received a report on the matter, together with the officer's written report update detailing an amended Condition 2 and additional representations received, concerns were raised that adequate boundary treatment should be in place prior to occupation and that the finish of the east elevation should match that of the remaining elevations of the building. The Committee therefore

RESOLVED

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

Development Control
Committee – 22.10.07.

“The east elevation of the building shall be faced with rendering material and feature brickwork to match in colour and texture the remaining elevations.

Reason : In the interests of amenity in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

No development shall take place until details of the eastern boundary treatments have been submitted and approved in writing by the Local Planning Authority. Such details shall include the retention of existing and proposed boundary vegetation/fencing. The approved details shall be fully implemented before occupation of the building.

Reason : In the interests of amenity and in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

EP/175/06 – The erection of a chalet bungalow and triple garage, Land to the rear of 23 Sea Lane, East Preston Having received a report on the matter, concerns were raised that the proposal could be overbearing on the neighbouring property and the Committee therefore

RESOLVED

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

BR/388/06 – Erection of 44 sheltered apartments, housing manager’s accommodation, communal facilities, car parking and landscaping, 262 Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing additional representations received, the Committee participated in a full debate which covered a range of issues of concern to Members. It was generally felt that the proposal was an overdevelopment of the site, which in turn would have a detrimental impact on the character of the area, and that neighbouring properties would be adversely affected by reason of overlooking and overshadowing. In addition, it was felt that an affordable housing contribution had not been provided. The Committee did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reasons :-

1. By reason of its height, siting, bulk and design, the proposal represents an overdevelopment of the site which would cause serious harm to the character and appearance of the area. The proposal is, therefore, contrary to Policies LOC1, DEV1, CH1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.
2. The proposal would have an unneighbourly impact on the adjoining dwellings by reason of unreasonable overlooking and overshadowing, in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
3. The development proposed generates a need for public infrastructure in the form of affordable housing. No Section 106 Agreement has been provided for the affordable housing provision. The development therefore conflicts with Policy NE3 of the West Sussex Structure Plan and Policy DEV17 of the Arun District Local Plan.

BR/391/06 – Erection of 1 No. 2 bed bungalow with access from Bakery Lane, 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.

(Prior to consideration of the following application, Councillor Butler had declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

BE/135/06/TEL – Prior Notification for development consisting of installation of a 10m high replica telegraph pole containing 3G antennas, and associated cabinet, Chichester Road (adjacent The Bersted Tavern), Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received; consultation response from County Highways; deletion of the third page of the report; and an additional reason for refusal, the Committee

RESOLVED

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

Development Control
Committee – 22.02.07.

A/192/06 – Demolition of existing house and construction of 3 linked houses with ancillary parking, Phares Courtledge, High Street, Angmering
Having received a report on the matter, a view was expressed that the north-west elevation should be faced with flint cobbles and, following discussion of other matters such as car parking and retention of the Japanese Maple and officer advice given at the meeting, the Committee

RESOLVED

That the application be approved subject to the addition of an additional condition as follows :-

“The north-west elevation shall be constructed with flint cobble in accordance with the substitute plan dated 22nd December 2006.

Reason : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

A/193/06/CA – Application for Conservation Area Consent for demolition of existing house, Phares Courtledge, High Street, Angmering
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/316/06 – Outline application for the erection of a single storey property with integral garaging, Land to the side of 27 Downing Close, Bognor Regis
Having received a report on the matter, together with the officer's written report update detailing additional representations received and substitute plans, it was felt that a site visit should take place to assess the impact of the proposal on the neighbouring property. The Committee therefore

RESOLVED

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

AL/97/06 – Part single part two storey rear extension (resubmission following AL/63/06), Bramley, Hook Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

766. FINAL CONFIRMATION OF DIVERSION OF PUBLIC FOOTPATH NO. 326 IN THE PARISHES OF BARNHAM/YAPTON AT POLLARDS NURSERY, LAKE LANE, BARNHAM

The Committee received a report from the Planning Solicitor which requested final Committee approval for the diversion of Public Footpath No. 326 in the Parishes of Barnham and Yapton at Pollards Nursery, Lake Lane, Barnham.

Following consideration, the Committee

RESOLVED

That the making of the Diversion Order be confirmed and that officers be authorised to take all the necessary steps required to advertise the fact of confirmation.

(The meeting concluded at 6.11 p.m.)