

DEVELOPMENT CONTROL COMMITTEE

24<sup>th</sup> May 2007 at 2.30 p.m.

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

(Note : Councillor Wells was absent from the meeting during consideration of the matters referred to in Minutes 23 to 24 (from Planning Application BE/34/07).)

17. WELCOME

The Chairman welcomed the new Members of the Committee to the meeting, i.e. Councillors Evans and Oliver-Redgate and welcomed back Councillors Haymes and Wells as previous Members of the Committee.

18. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Stainton and Steward.

19. MINUTES

The Minutes of the meeting held on 25<sup>th</sup> April 2007 were approved by the Committee as a correct record and signed by the Chairman.

20. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 9, Planning Application BR/114/07/TEL.

Councillor Haymes gave notice of a prejudicial interest in Agenda Item 9, Planning Applications Y/20/07 and CM/12/07.

Councillor Mrs Maconachie gave notice of a prejudicial interest in Agenda Item 9, Planning Application BR/165/06.

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21. START TIMES

The Committee

RESOLVED

That the start times for meetings for the remainder of 2007/08 be 2.30 p.m.

22. PLANNING APPEALS

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

23. PLANNING APPLICATIONS

*(Prior to consideration of the following application, Councillor Haymes had declared a prejudicial interest as he was the applicant and left the meeting and took no part in the vote.)*

Y/20/07 – Proposed demolition and erection of garages to include jacuzzi room and walkway to main house, Woodlands Park House, Woodlands Park, Yapton Having received a report on the matter, together with the officer's written report update detailing an amendment to the report and amended condition relating to corrected site plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

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 Having received a report on the matter, the Committee agreed that the Chairman should read out an email received from the Ward Member, Councillor Dingemans, supporting the application. Following consideration, it was felt that a site visit should be arranged to enable Members to assess the impact of the proposal in a rural location and the Committee therefore

RESOLVED

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

PO/1/07 – Amendments to extension approved under planning permission PO/5/05; use as separate unit, 235-236 Arundel Road, Poling  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/8/07 – Proposed additional car park adjacent to existing car park (Departure from Development Plan), land to west of existing car park, Church Farm, Church Lane, Pagham Having received a report on the matter, the Committee

RESOLVED

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

M/35/07 – New boathouse, 1 Farm Close, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing late discussions relating to the fence, 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 & new roof spaces & the erection of 2 dormers, Windmill Cottage, 46 Sea Way, Middleton on Sea Having received a report on the matter, concerns were raised that the size of the dormers were in conflict with the Middleton on Sea Village Design Statement. Following discussion, it was requested that the application should be deferred to enable officers to enter into negotiations with the applicant to address this issue. The Committee therefore

RESOLVED

That the application be deferred for officers to negotiate smaller dormer windows and a further report be brought back to a future meeting.

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LU/62/07 – Redevelopment of the site to provide 1 No. 2 bedroom chalet bungalow and 4 No. 2 bedroom flats in a 2 storey block, car parking, amenity and landscaping works, Seaton Park Garage, Lyminster Road, Wick, Littlehampton Having received a report on the matter, together with the officer's written report update detailing the actual numbers of objections received, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/84/07/A – Various illuminated signage, The Windmill, Coastguards Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/126/07 – Change of use to private health clinic – chiropody and allied health care (resubmission following planning application LU/13/07), 19-21 Connaught Road, Littlehampton 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.

LU/127/07 – To erect gates at edge of drive to property which are in excess of the permitted 1 metre in height, 34 St Winefrides Road, Littlehampton Having received a report on the matter, together with verbal advice that this was a staff application, the Committee was further advised that, as the statutory publicity period did not expire until 12<sup>th</sup> April 2007, the decision would be required to be delegated to the Head of Planning Services and Housing Strategy, in consultation with the Chairman. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and that the decision be delegated to the Head of Planning Services and Housing Strategy, in consultation with the Chairman.

K/7/07 – Renewal of unimplemented outline planning permission K/2/04 for single detached dwelling house and garage, Part garden to west of Foreshore House, Coastal Road, Kingston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/31/07 – Change of use of land from agricultural to paddocks, Hangleton Farm Equestrian Centre, Hangleton Lane, Ferring 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.

FG/54/07 – Single storey rear extensions, 5 Barbary Lane, Ferring 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.

FP/65/07/A – Replacement externally illuminated fascia & logo (resubmission of FP/13/07/A), Threshers, 73 Felpham Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/10/07 – Outline application for erection of a block of 12 flats (10 No. two bed and 2 No. one bed); provision of additional parking area (resubmission following EG/37/06), Elm Dale, Elm Grove South, Barnham Having received a report on the matter, together with the officer's written report update detailing additional conditions and representations and amended plans and verbal advice relating to the consultation response from Southern Water plus an additional objection, the Committee was unanimous in its view that the proposal would be overbearing and would result in a loss of privacy for existing residents. The present amenity space was regarded as providing a positive contribution to the site and it was felt that this application

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would have an unfavourable impact and its loss, together with the proposed 12 flats, car parking and access drive would be detrimental to the visual amenities of the area. Following discussion, the Committee did not accept the officer's recommendation to approve and therefore

RESOLVED

That the application be refused for the following reasons :-

“1. The proposal for 12 flats, with car parking and access drive, would lead to a cramped form of development which would be detrimental to the visual amenities of the area, and adversely affect the privacy and enjoyment of existing occupiers of Elm Dale. The development would be contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2. The development proposed generates a need for public infrastructure in the form of library and fire service contributions which cannot be met in the locality. No contribution has been provided as part of the application. The development therefore conflicts with Policy DEV3 of the West Sussex Structure Plan and Policy GEN8 of the Arun District Local Plan.”

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

EP/36/07 – Front and rear extension to existing bungalow; new roof construction to allow for 1<sup>st</sup> floor within roof space, 42 Sea Lane, East Preston  
Having received a report on the matter, concerns were raised that the proposal might have a detrimental impact on the neighbouring bungalows and the character of the area. It was therefore suggested and agreed that a site inspection be arranged to assess these issues and the Committee

RESOLVED

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

EP/49/07 – Replacement conservatory, 4 Hillview Crescent, East Preston Having received a report on the matter and verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

CM/12/07 – 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 a correction to Condition 8 of the recommendation to approve, the Committee expressed reservations about extending holiday use to all year round on the site. The Planning Team Leader gave advice at the meeting with regard to Government guidance that stated that "authorities should give sympathetic consideration to applications to extend the opening period allowed". It was agreed that the matter should be deferred to enable officers to submit a further report for consideration by Members explaining more fully the Government policy on 12 months holiday use. The Committee therefore

RESOLVED

That the application be deferred to enable officers to bring back a further report explaining more fully the Government policy on 12 months holiday use.

*(Prior to consideration of the following application, Councillor Biss had declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)*

BR/114/07/TEL – Prior notification for 11.7m monopole with internal antennas, together with 1 No. equipment cabinet adjacent to pole at ground level, Chichester Road/adjacent Carousel Court at Junction with Merion Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received (including a petition comprising 456 signatures), the Committee

RESOLVED

That no objection be raised to the application.

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*(Prior to consideration of the following application, Councillor Mrs Maconachie had declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)*

BR/165/06 – Erection of 44 sheltered apartments (Category 2), house manager's accommodation, community facilities, car parking and landscaping, 262 Hawthorn Road, Aldwick Having received a report on the matter, together with the officer's written report update detailing a consultation response and a submission from the agent regarding overshadowing on neighbouring properties, the Committee was of the view that reasons 1 and 2 put forward for refusal of the previous application were still valid for this proposal, and that reason 3 was no longer applicable as the applicant had now submitted a Section 106 Unilateral Undertaking. Following discussion, the Committee

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.

BE/34/07 – Change of use to have small shop on site for sale of children's shoes (from residential to residential/retail), Wayside, Shripney Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.



BE/35/07/A – Two non-illuminated board signs (one with green lettering and one with orange lettering), Wayside, Shripney Road, Bognor Regis  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/202/06 – Two-storey hotel bedroom block for Premier Travel Inn, The Roundstone Public House, Roundstone Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/62/07 – Conversion of dwelling to form 3 No. flats with rear two storey extension and new second floor extension, 99 Aldwick Road, Aldwick  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/31/07 - Extension and conversion of mission hall into a single dwelling, Mission Hall, Nyton Road, Westergate Having received a report on the matter, together with the officer's written report update detailing an additional letter of support, the Committee

RESOLVED

That the application be approved as detailed in the report.

24. ENFORCEMENT MATTERS

Unauthorised replacement windows, Flat 5, 25 South Terrace, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a representation from the freeholder's agent, the Committee

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RESOLVED

That authority be granted under Sections S42 and S43 of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 to institute legal proceedings for the failure to comply with a Listed Building enforcement notice but that this be deferred until after the date in early July that the owners have indicated the works would be carried out by.

(The meeting concluded at 6.45 p.m.)