

DEVELOPMENT CONTROL COMMITTEE

14<sup>th</sup> March 2007 at 2.30 p.m.

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

(Note : Councillor Butler was absent from the meeting during consideration of the matters referred to in Minute 864 (from Application CM/23/06).)

857. WITHDRAWN APPLICATION

The Chairman advised those present that Planning Application R/26/07 had been withdrawn from the Agenda.

858. APOLOGIES FOR ABSENCE

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

859. MINUTES

The Minutes of the meeting held on 22<sup>nd</sup> February 2007 were approved by the Committee as a correct record and signed by the Chairman.

860. DECLARATIONS OF INTEREST

Councillors Biss and Butler gave notice of a prejudicial interest in Agenda Item 10, Planning Applications BR/12/07/TEL and LU/30/07/TEL.

Councillor Steward gave notice of a prejudicial interest in Agenda Item 10, Planning Application AB/185/06.

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861. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL  
POST COMMITTEE SITE INSPECTION PANEL – 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

The Committee received a report on a meeting of the Post Site Inspection Panel held on 28<sup>th</sup> February 2007, together with the officer's written report update detailing additional representations received and, following consideration, agreed with the Panel's view that the officer's recommendation should not be accepted as it was considered that the proposal was out of character with the area and unneighbourly. The Committee therefore

RESOLVED

That the recommendation detailed at Appendix 1 to the report not be accepted and the application be refused for the following reasons :-

1. The proposed bungalow, by reason of its siting, would be out of character with the area. The proposal is therefore contrary to Policy GEN7 of the Arun District Local Plan.
2. The use of the driveway by an independent dwelling would adversely affect the residential amenities of 29 Downing Close. The proposal is therefore contrary to Policy GEN7 of the Arun District Local Plan.

862. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL  
POST COMMITTEE SITE INSPECTION PANEL – EP/175/06 –  
ERECTION OF CHALET BUNGALOW AND TRIPLE GARAGE, LAND  
TO THE REAR OF 23 SEA LANE, EAST PRESTON

The Committee received a report on a meeting of the Site Inspection Panel held on 28<sup>th</sup> February 2007, together with the officer's written report update detailing additional representations received and, as the garage plan had been amended in accordance with Members' requirement, it was agreed that the proposal should be accepted. It was further agreed to accept the Panel's recommendation to place an additional condition on any approval to ensure that the single garage should be used only for No. 23 Sea Lane and the double garage to be used for the occupiers of the new development. The Committee therefore

## RESOLVED

That the application be approved as detailed at Appendix 1 to the report and the officer's report update, subject to the addition of the following condition :-

“Within the triple garage block identified on the plans, the single garage section shall be used as a garage solely for the use of 23 Sea Lane, East Preston, whilst the double garage section shall be used as a garage solely for the use of the occupants of the new dwelling hereby permitted.

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

863. PLANNING APPEALS

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

864. PLANNING APPLICATIONS

AL/9/07 – Single dwelling with garage (resubmission following planning application AL/87/06), Plot adjoining 17 Oaks close, Westergate Having received a report on the matter, some concern was expressed about the access to the proposal and the Committee therefore

## RESOLVED

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

AW/17/07 – Non-compliance with Condition 6 imposed on Planning Permission AW/311/05 that the roof-lights on the north elevation shall at all times be glazed with obscure glass, Rear of 50-56 Rose Green Road, Bognor Regis Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

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AW/25/07 – House and garage, 3 Stanmore Gardens, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/29/07 – Demolition of outbuilding, conversion of house into two flats, erection of two flats, erection of three single storey dwellings and associated vehicle parking, Lee Cottage, Fish Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received and the requirement for an amended condition relating to floor levels from the Environment Agency, 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 Lury declared a personal interest as he knew the public speaker and left the meeting and did not take part in the vote.)*

AW/292/07 – Two dormers in south roof slope (Resubmission following AW/122/06 for erection of new house and garage), 72 The Drive, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee agreed to the Chairman reading out a letter from the Ward Councillor as she was unable to attend the meeting and speak in person. In considering this matter, Members raised concerns that the proposed dormers would adversely affect the residents of the neighbouring property and therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed dormer windows, by reason of their height and siting, would adversely affect the residential amenities of the next door neighbours and be detrimental to the visual amenities of the Area of Special Character. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 and AREA1 of the Arun District Local Plan.

AW/307/06 – Conversion and extension of existing dwelling into 9 No. new apartments and associated external works, 56 Aldwick Avenue, 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.

*(Prior to consideration of the following application, Councillor Steward had declared a prejudicial interest as he had business dealings with the estate and he left the meeting and did not vote.)*

AB/185/06 – Install a new separate exit to overflow car park. This will involve ducting of existing ditch and installing a bridge, Norfolk Estate, Mill Road Car Park, Mill Road, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional condition for a barrier to prevent unauthorised access over the bridge, the Committee

RESOLVED

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

BE/15/07 – Proposed ground floor extension, Vermont, 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/138/06 – Demolition of existing buildings and forecourt, erection of new sales building, canopy, garage box (storage building), replacement of underground fuel tanks, new forecourt pavings, new dispensing equipment, installation of external plant (condensers) and erection of fencing to form waste area and condenser compounds and external ATM (Resubmission following BE/130/05), Regis Service Station, 449 Chichester Road, 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.

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

BR/12/07/TEL – Prior Notification for installation of 11.7m monopole with associated equipment cabin, Victoria Drive, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a consultation response, the Committee

RESOLVED

That no objection be raised to the application.

BR/14/07 – Construct vehicular crossover and hardstanding to front of property, 87 Ash Grove, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amendment to the report, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/300/06 – Redevelopment to form 38 No. sheltered apartments for the elderly and 1 No. staff flat, also including communal facilities, access and car parking, 26A Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 6 relating to a commuted sum to be paid to West Sussex County Council, and a verbal representation from the Ward Councillor via the Chairman, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/403/06 – Outline application for new house (Resubmission following BR/169/06), 8 Den Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional representation received from the Town Council, Members were of the view that, as this proposal was not substantially different from the previous application which had been refused and was currently awaiting appeal, the reason for refusal was still valid for this application. The Committee therefore did not accept the officer recommendation to approve and

## RESOLVED

That the application be refused for the following reason :-

“The plot by reason of its size and shape is not considered capable of accommodating a dwelling without causing demonstrable harm to the character of the area and in particular No. 4 Den Avenue. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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

CM/23/06 – Extend existing single storey rear elevation to form dining room, add oak-frame and brick open porch to front. Erect single storey oak frame 3 bay car port at 90 degrees to the front westerly side of property, Sadlers Cottage, Brookpit Lane, Climping Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

EP/146/06 – Erection of 12 No. 2 bed apartments together with requisite parking. Formation of new vehicular access (Resubmission following EP/62/06), 18-20 Worthing Road, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received and a consultation response with regard to financial contributions required by the County Council and a further verbal update regarding further letters of representation that had been received, a view was expressed that, as the layout of the proposal was substantially different from previous applications, a site visit should take place. The Committee therefore

## RESOLVED

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

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FP/10/07 – Construction of new detached dwelling (Resubmission following FP/234/06), 37 Crossbush Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/148/06 – Demolition of nursing home and erection of 9 x 2 bed flats on two storeys, basement parking for 14 cars, Sealands, 2 Sea Drive, Ferring 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 conditions, a concern was raised with regard to flooding and parking issues. The Committee therefore

RESOLVED

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

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

*Councillor Mrs Olliver declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)*

LU/30/07/TEL – Prior notification for installation of 15m high monopole and associated equipment cabinets, Hollyacre, Toddington Lane, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

LU/417/06 – Erection of 42 No. sheltered apartments, house manager's accommodation, communal facilities, car parking and landscaping (amendment to previously approved LU/94/06), 47 Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional representation received and advice on the S106 Unilateral Undertaking, the Committee

RESOLVED

That the application be approved as detailed in the report.



M/15/07 – Alterations and extensions to provide additional accommodation at ground and first floor, 9 The Layne, Middleton 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.

P/5/07 – Provision of balustrading to rear flat roofed extension, 90 Harbour View Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/26/07 – Remove roof and reconstruct to provide first floor accommodation, 25 Glenville Road, Rustington The Committee had been advised that this application had been withdrawn.

WA/129/06 – Erection of 11 No. detached houses with parking and access, Newlands and land rear of Kantara, Treetops, Oldfield and 5 Orchard Crescent, Arundel Road, Fontwell Having received a report on the matter, together with the officer's written report update detailing an additional requirement for a Section 106 Agreement, the matter of possible problems with regard to refuse collection from the houses once they were occupied was raised. It was agreed that an informative should be added to any approval to bring this to the attention of the developer. Following consideration, the Committee

RESOLVED

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

INFORMATIVE: The applicant is advised to contact the Council's Refuse Contractor to provide satisfactory arrangements for the collection of refuse from dwellings on this site. These arrangements should include provision for suitable areas for collection in particular for the eight dwellings, plots 1-8, accessed off the private drive.

(The meeting concluded at 6.06 p.m.)