

Subject to approval at the next Committee meeting

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DEVELOPMENT CONTROL COMMITTEE

17th October 2007 at 2.30 p.m.

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

[Note : The Following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Bower – Minute 393 to 398 (up to Planning Application AL/93/07); and Councillor Butler – Minute 393 to 398 (up to Planning Application AB/93/07).]

Councillor Barnett was also present for part of the meeting.

393. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Stainton.

394. DECLARATIONS OF INTEREST

Councillor Haymes gave notice of prejudicial interests in Agenda Item 8, Planning Applications BN/20/07; BN/25/07; and BN/27/07 as these applications related to a business that was similar to his own. He stated that he would leave the meeting and would not speak to the applications.

395. MINUTES

The Minutes of the meeting held on 26th September 2007 were approved by the Committee as a correct record and signed by the Chairman.

396. PLANNING APPEALS

The Committee received and noted a report which detailed 4 new appeals that had been lodged and 3 appeals that had been heard.

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397. TREE APPLICATIONS

Tree Preservation Order Ref TPO/AW/1/07 – Land adjacent to 21 Coventry Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the TPO be confirmed without modification.

398. PLANNING APPLICATIONS

AL/93/07 – Change of use of agricultural land to domestic curtilage of Fernfield Barn with provision of swimming pool. (Departure from the Development Plan), Fernfield Barn, Arundel Road, Aldignbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/210/07/L – Application for Listed Building Consent for alterations to dwelling, alterations and extension to garage and alteration to entrance, Bramble Cottage, 96 Rose Green Road, Rose Green Having received a report on the matter, the Committee

RESOLVED

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

AW/211/07 – Alterations to dwelling, alterations and extension to garage and alteration to entrance, Bramble Cottage, 96 Rose Green Road, Rose Green Having received a report on the matter, together with the Officer's written report update detailing County Highway's consultation response and informative update, views were expressed over the increased width of the access and how this could affect the trees situated either side of it. The Planning Case Officer was asked if the Council's Arboricultural Officer had been requested to submit views on any possible impact. It was explained that such views had not been sought as it had been agreed that no other material considerations needed to be obtained. The Committee

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RESOLVED

That the application be deferred for a site visit to view the affect of the proposal on the trees and that the Council's Arboricultural Officer be invited to attend.

AW/216/07 – 2 storey pitched roof extension and conversion of garage (Resubmission following AW/10/07), 3 Kenlegh, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/229/07 – Demolition of existing buildings, change of use C2 to C3, erection of 5 No. 2 bedroom flats in a 2 and 3 storey block, Pebbles, 4 Princess Avenue, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/93/07 – Reversion of equine hospital to single dwelling. Previously approved under planning permission AB/23/02, Former Cottage, Equine Vetinary Hospital, Tortington Lane, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/116/07 – Change of use from two dwellings to single dwelling house, Brooklands, Priory Lane, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/128/07 – Remove existing sub-standard render and replace with tile hanging to upper section of rear south elevation, The Mews House, London Road, Arundel Having received a report on the matter, together with the officer's written report update detailing further correspondence received with photographs from the applicant's agent and the applicant in support of the application, the Committee

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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 and left the meeting and took no part in the debate or vote.)

BN/20/07 – Change of use of land from a touring caravan to use for the siting of 11 timber holiday lodges with ancillary infrastructure and new internal access way, The Lillies, Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a correction to the Policy Context; the supply of additional information from the Agent covering bookings over the period May to September to allow for an assessment on traffic flows; and a further response from County Highways confirming that it still had no objection, the Committee expressed some concern as to how the existing hedging fronting Yapton Road could be retained and requested that Condition 2 be amended to reflect this concern. It was also suggested that Environmental Health be advised of the alleged unauthorised commercial activity at the Laurels on the opposite side of Yapton Road and should consider the safety implications of this in granting any licence under the relevant legislation. The Committee,

RESOLVED

That the application be approved as detailed in the report and subject to Condition 2 of the approval being amended to read:-

“Condition 2: 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 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 the development. Such details shall show the retention of existing hedgerow fronting onto Yapton Road”.

(Prior to consideration of the following application, Councillor Haymes had declared a prejudicial interest and left the meeting and took no part in the debate or vote.)

BN/25/07 – New toilet and shower block, reception building and open air swimming pool, The Lilies, Yapton Road, Barnham Having received a report on the matter, the Committee

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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 and left the meeting and took no part in the debate or vote.)

BN/27/07 – Change of use of land to allow for the siting of one timber lodge for use as permanent accommodation by a manager or site warden, The Lilies, Yapton Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/203/07 – Outline application for development of ten flats, Car Park at Lennox Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/213/07 – Change of use of offices on 1st floor to domestic two bedroom flat, 98-100 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report detailing two further representations received requesting that two previous letters of objection be withdrawn, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/112/07 – Change of use from A1 to A2, 5 Ocean Parade, Ocean Drive, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/114/07 – Extension and alterations to existing bungalow, 28 Oval Way, Ferring Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

FG/125/07 – Change of use from A1 retail to A2 office, 86 Ferring Street, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional representation received and a petition in support of the application containing 761 signatures, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/48/07 – Single detached chalet bungalow and garage, Land at Junction of Beech Road with Elm Rise, Findon Having received a report on the matter, together with a representation from the Ward Councillor which was read out at the meeting and the officer's written report update detailing receipt of additional plans providing a street scene elevation, views were expressed that the application would be overbearing in relation to other properties in the immediate vicinity bearing in mind the topography of the area. The Committee

RESOLVED

To defer the application in order to undertake a site visit to view the street scene in context with the application.

F/10/07 – Use of market site for Thursday car boot sales, Land at Ford Airfield, Ford Road/Yapton Road, Ford Having received a report on the matter, together with the officer's written report update stating that the Agent had confirmed that no temporary buildings would be required as there were no permanent toilet facilities available on site, the Committee was advised that Condition 4 was no longer required and needed to be deleted from the Officer's recommendation. The Committee,

RESOLVED

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

LU/225/07 – Prefabricated, free standing seafood kiosk shop, Fish Kiosk, Arun Parade, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/250/07 – Change of use from B1 to B1/B2 MOT testing centre, Unit 4, Minster Court, Littlehampton The Committee had deferred this application from the meeting held on 5th September 2007 to enable officers to obtain further information to assist Environmental Health to fully assess the impacts of the proposal. The application was now being represented with the officer's recommendation to approve, together with the comments from Environmental Health and revised plans from the agent indicating altered parking arrangements. Having received the officer's written report update detailing additional representations received, of which two related to the revised plans supplied, concerns were expressed over the affect the noise, disturbance and increased demand in car parking would have on the other occupiers of the adjoining premises. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason:-

The use of a MOT testing centre would be detrimental to the occupiers of the adjoining premises by reason of the intensive nature of use which would result in noise and disturbance and an increase in the demand for parking on site. The proposal fails to demonstrate parking provision to serve the MOT testing centre and would lead to the parking of vehicles on adjacent highways detrimental to highway safety. The proposal would be in conflict with Policies GEN7 of the Arun District Local Plan and DEV1 and DEV5 of the West Sussex Structure Plan.

P/110/07 – Single garage, 7 The Nyetimbers, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

SL/35/07 – Two storey extension to existing house positioned at side of dwelling, Pine View, Sunnybox Lane, Slindon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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399. ENFORCEMENT MATTERS

CIC/BR/5/07 – Unauthorised wooden structure, 200 Hawthorn Road, Bognor Regis 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 development does not have the benefit of planning permission and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

400. PUBLICITY FOR APPLICATIONS FOR PLANNING PERMISSION

The Committee received a report from the Head of Information Management which advised on the options available to the Council regarding the notification of planning applications to residents. It was explained to Members that this issue would be referred to a future Policy Development Scrutiny Committee for consideration.

Following some detailed discussion, some Members of the Committee welcomed the proposal to launch a 'Register of Interest' service which allowed customers to register their e-mail address so that they could be notified every time an application in a particular Parish or Town was accepted. Other Members took the opposite view and thought that such a proposal would add work that was not required. Discussion then took place as to whether a neighbour notification scheme should be implemented to publicise applications for planning permission. This included reference to complaints dealt with by the Local Government Ombudsman and focused on the arguments 'for' and 'against' proceeding with such a scheme. Arguments against this proposal focused on the significant cost of implementing and managing the scheme, especially in terms of the need to provide a very clear set of standards in terms of who should be notified in order that it could be undertaken within the Technical Support Unit. Members also expressed concern over the need to ensure that boundaries as to who should be included within a distance from the development should be carefully set as this could lead to further complaints.

Following some further consideration, it was proposed and seconded that Option 2 in the report "to continue as now but to add the Register of Interest" should be adopted. On putting this recommendation to the vote, it was declared LOST.

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It was then proposed and seconded that Option 1 in the report “to continue as now” be adopted and in putting this recommendation to the vote, it was declared CARRIED.

The Committee therefore

RECOMMEND TO THE POLICY DEVELOPMENT
SCRUTINY COMMITTEE

That Option 1 in the report “to continue as now”, be adopted.

(The meeting concluded at 6.12 p.m.)