

DEVELOPMENT CONTROL COMMITTEE

25th April 2007 at 2.30 p.m.

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

(Note : Councillors Hill and Mrs Stainton were absent from the meeting during consideration of the matters referred to in Minutes 956 (from Application A/24/07/L) to 958.)

948. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Dyball and Steward.

949. MINUTES

The Minutes of the meeting held on 5th April 2007 were approved by the Committee as a correct record and signed by the Chairman.

950. DECLARATIONS OF INTEREST

Councillors Biss and Butler gave notice of a prejudicial interest in Agenda Item 10, Planning Applications BE/31/07/TEL, FP/70/07/TEL and FP/71/07/TEL.

Councillor Butler also declared a personal interest in Agenda item 10, Planning Application BE/32/07.

951. WITHDRAWN APPLICATION

The Chairman advised the meeting that Application BR/50/07 has been withdrawn from the Agenda.

Development Control
Committee – 25.04.07.

952. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL
POST COMMITTEE SITE INSPECTION PANEL – A/4/07 – USE OF
GROUND FLOOR ROOM FOR APPLICANT'S BUSINESS
PURPOSES AS OFFICE, MILL HOUSE CROFT, STATION ROAD,
ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th April 2007, together with the officer's written report update detailing an additional representation received and condition relating to the installation of a security fence/gate.

Members participated in a full debate which centred on concerns in respect of the activity of the building business at the premises in addition to the running of the children's nursery. It was proposed and seconded that the wording of Condition 2 should be strengthened to restrict vehicular activity and the storage of materials at the premises to read "No raw materials, finished or unfinished products or parts, crates, packing materials shall be stacked or stored on the site at any time. No materials removed from applicant's properties to be brought to this site for storage prior to waste disposal or for any other reason." However, following advice from the Planning Team Leader, Planning Solicitor and the Head of Planning Services, this proposal was lost on being put to the vote. Condition 2 was subsequently amended to include "at any time **unless** approved **in writing** by the Local Planning Authority".

It was accepted that this application, if approved, would be subject to a temporary permission for one year to enable monitoring to be undertaken to ensure that if any problems did occur these would be reported back to the Committee for further consideration.

The Committee then

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to an additional condition as detailed in the officer report update and amendment of Condition 2 to read:-

"No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time unless approved in writing by the Local Planning Authority."

953. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – A/5/07 – RESIDENTIAL DEVELOPMENT OF 21 NO. FLATS (RESUBMISSION FOLLOWING APPLICATION A/85/06), TEXACO PETROL STATION, STATION ROAD, ANGMERING

The Committee received a report on a meeting of the Site Inspection Panel held on 12th April 2007, together with the officer's written report update detailing the outcome of late negotiations with the applicant in respect of the possible re-siting of the block at the north east corner of the development further away from the road due to the Panel's concerns about the impact of traffic noise on future residents.

Advice was given that the applicant had resubmitted information relating to a noise study and, following reconsideration by the Council's Environmental Health team, it was suggested that a condition be added to any approval to mitigate any traffic noise by requiring, in addition to the provision of the double glazing originally identified in the application, that mechanical ventilation also be provided on the Station Road and the A259 facades (excluding kitchens and bathrooms). This additional condition was set out in the officer's written report update.

Following consideration, the Committee

RESOLVED

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

954. PLANNING APPEALS

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

The Head of Planning Services also provided a verbal update on 2 recent appeals that had been heard which highlighted the inconsistency of Inspectors' decisions and advised that a meeting with the Inspectorate would be held later in the year to put forward the views of the Authority with regard to the problems this inconsistency was causing.

Development Control
Committee – 25.04.07.

955. TREE APPLICATIONS

AW/61/07/T – Surgery to 1 x Horse Chestnut, 3 x Sycamore, 1 x Oak, 1 x Lime, 1 x Eucalyptus & 1 Beech, March Wind, Dark Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

956. PLANNING APPLICATIONS

AL/28/07 – Single storey rear extension; roof extension and insertion of 3 No. dormers and 3 No. velux roof windows; new porch; internal and external adaptations to suit, 8 Dukes Road, Fontwell, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/16/07/L – Application for Listed Building Consent for extension to form conservatory at rear of premises and extension to front to form meeting room, Angmering Manor, High Street, Angmering Having received a report on the matter, together with a representation from Councillor Wensley as Ward Member, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/18/07 – Extension to form conservatory at rear of premises and extensions to front to form meeting room, Angmering Manor, High Street, Angmering Having received a report on the matter, together with a representation from Councillor Wensley as Ward Member and the officer's written report update detailing additional representations received, the Committee participated in a full debate and expressed grave concerns that this proposal heralded an intensification of use at the premises which would, in turn, have a detrimental impact on the conservation area and cause disruption in the High Street due to the lack of parking provision on site. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The approved business use of the premises as a Country House Hotel was granted based on the use being acceptable within a predominantly residential area. The proposed extensions would be likely to lead to an intensification of the ancillary use as a bar, restaurant and social function facility to such an extent as to be detrimental to the amenities of the surrounding residential area by reason of the likely general disturbance caused by customers entering and leaving the premises and associated additional delivery vehicles. The proposal is therefore contrary to Policy DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

The Chairman called a short adjournment and, on reconvening the meeting, advised that Application FP/71/07/TEL had been withdrawn.

A/24/07/L – Application for Listed Building Consent for extensions/alterations comprising a single storey playroom, new dormer to match existing and new front entrance door, Malt Barn Cottage, Weavers Hill, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/28/07 – Carport and storage building for domestic use, Harley Bungalow, Roundstone Lane, Angmering Having received a report on the matter, together with the officer’s verbal advice that the address should read Ashmead Way, the Committee was concerned that the materials used in this retrospective application were out of keeping with the locality. The officer recommendation to approve was therefore not accepted and the Committee

RESOLVED

That the application be refused for the following reason :-

“By reason of the use of materials, together with its size and position close to residential properties, it is considered that the proposal represents an unneighbourly and visually unacceptable form of development and is therefore in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

Development Control
Committee – 25.04.07.

The Committee then agreed that officers should negotiate with the applicant on a new application and that, should an enforcement investigation be required, this be delegated to the Head of Planning Services and Housing Strategy

AB/25/07 – First Floor Extension, 18 Dalloway Road, Arundel 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, Councillors Biss and Butler had declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)

BE/31/07/TEL – Prior notification for 11.7m high monopole with internal antennas, together with 2 No. equipment cabinets adjacent to pole at ground level, 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 consultation responses and representations received, the Committee was advised that the officer recommendation contained in the report had been amended to take account of the objection from County Highways. It was therefore requested that an objection be raised to the proposal and, following consideration, the Committee

RESOLVED

That an objection be raised to the application, as detailed in the officer's report update.

(Prior to consideration of the following application, Councillor Butler had declared a personal interest as the site was a place of work for him and he remained in the meeting.)

BE/32/07 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for new drainage to cemetery, including reed bed, Chalcraft Cemetery, Chalcraft Lane, Bersted Having received a report on the matter, together with the officer's written report update detailing additional representations received and additional conditions following comments from the Environment Agency, the Committee

RESOLVED

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

BR/50/07 – Outline application for development of ten flats with car park, Car Park at Lennox Street, Bognor Regis Having received a report on the matter, the Committee had been advised that this application had been withdrawn from the Agenda.

BR/55/07 – Application for amendments to Conditions 2,3 & 5 of permission BR/76/96 to operate between the hours of 10.00 to 21.00 on any day, to operate from the 1st March to 31st October and to allow for the erection of a bouncy castle slide or any other activity to 7.2m in height away from nearby residential properties, Beach adjacent to Promenade, Opposite Norfolk Street, Bognor Regis Having received a report on the matter and a representation from Councillor Harding as Ward Member, 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.

B/9/07 – Single storey rear annexe extension, Chestnut Cottage, Burpham Having received a report on the matter, together with the officer's written report update detailing a response from the Conservation Area Advisory Committee and verbal advice that this was a Councillor application, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/30/07 – Provision of indoor swimming pool, en-suite to main bedroom suite, 9 Madehurst Close, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received, it was proposed and seconded that the portholes should be of obscured glass and fixed to prevent overlooking of the neighbouring property should the existing hedge be removed in the future. Following consideration, the Committee

RESOLVED

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

Development Control
Committee – 25.04.07.

“The windows on the north elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non opening.

Reason : To protect the amenities and privacy of the adjoining property in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.”

FP/38/07 – Extension, 40 Westmorland Drive, Felpham Having received a report on the matter, together with the officer’s written report update detailing the receipt of substitute/amended plans and consequential amended recommendation, 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, Councillors Biss and Butler declared a prejudicial interest for the avoidance of bias and left the meeting and took no part in the vote.)

FP/70/07/TEL – Prior Notification for 12.8m replica telegraph pole type mast and associated cabinets – Southern Water Pumping Station, Felpham Way, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing a representation from Felpham Parish Council, the Committee

RESOLVED

That no objection be raised to the application, as detailed in the report and, as the statutory publicity period does not expire until 3rd May 2007, the decision to be delegated to the Head of Planning Services, in consultation with the Chairman.

(Prior to consideration of the following application, Councillors Biss and Butler had declared a prejudicial interest for the avoidance of bia.)

FP/71/07/TEL – Prior Notification for the installation of a 12m high wooden telegraph pole, a single antenna concealed within a camouflaged shroud, 2 radio equipment cabinets and ancillary development within a wooden fenced compound and mature planting scheme around, Southern Water Compound, Middleton Road, Bognor Regis Having received a report

on the matter, together with the officer's written report update detailing additional representations received, the Committee had been advised earlier in the meeting that this application had been withdrawn from the Agenda.

LU/26/07 – The Windmill, Brewers Fayre, Coastguard Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a point of clarification, the Committee

RESOLVED

That the application be approved as detailed in the report.

LY/6/07/L – Application for Listed Building Consent for replacement of defective beam and joisted first floor structure to one room, Calcetto Cottage, Crossbush Lane, Crossbush, Arundel 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.

M/11/07 – Demolish sub standard garage and construct annexe 11000 x 3100mm, 7 St Nicholas Lane, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing substitute plans and consequential amended conditions, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/68/07 – Extension and alterations, 9 Wallace Road, Rustington 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.

SL/6/07 – New garages and outbuilding in place of existing and new tennis court, Mill Farm House, Mill Road, Slindon Common Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 25.04.07.

SL/7/07/L – Application for Listed Building Consent for demolition of existing outbuildings and erection of new garages, Mill Farm House, Mill Road, Slindon Common 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.

957. ENFORCEMENT MATTERS

Unauthorised Conversion to two flats, Flat 2A, 22 Aldwick Avenue, Aldwick 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 approval and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

958. VOTE OF THANKS

The Chairman took this opportunity to pay tribute to Councillor Hill as he was standing down at the forthcoming election and said that his knowledge and expertise would be greatly missed. Councillor Brookman was also standing down and the Committee wished him well for the future.

The Chairman thanked Members and officers for their support during the year and the Head of Planning Services and Housing Strategy also thanked Members for their contribution to a good working relationship with officers.

(The meeting concluded at 5.50 p.m.)