

DEVELOPMENT CONTROL COMMITTEE

25th July 2007 at 2.30 p.m.

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

(Note : Councillor Mrs Hazlehurst was absent from the meeting during consideration of the matters referred to in Minute 204 (between Planning Applications FN/30/07 and R/139/07).

196. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Biss, Oliver-Redgate and Wells.

197. DECLARATIONS OF INTEREST

Councillor Butler gave notice of a personal interest in Agenda Item 12, Planning Application LU/168/07, as the applicant was well known to both himself and his family and indicated that he would not speak to the item and would leave the meeting during its consideration.

Councillor Bower gave notice of a personal interest in Agenda item 12, Planning Application EP/65/07, as the site in question was on the estate where he lived and that he would reserve his right as Ward Member to speak on the matter.

198. MINUTES

The Minutes of the meeting held on 4th July 2007 were approved by the Committee as a correct record and signed by the Chairman.

Development Control
Committee – 25.07.07.

199. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – FP/108/07/T – FELL AND REMOVE ROOTS OF 2 NO. HOLM OAK TREES, SOUTHLAWN, 11 ADMIRALTY ROAD, FELPHAM

The Committee received a report on a meeting of the Post Site Inspection Panel held on 11th July 2007, together with a verbal update from the Planning Team Leader on a letter that had been received from Felpham Parish Council objecting to the proposal and further comments from the Council's Arboriculturist. In considering the matter, it was felt that the impact of the trees on the adjacent wall could lead to a dangerous collapse of the wall and Members therefore

RESOLVED

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

200. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – M/43/07/T – APPLICATION TO FELL 1 NO. SCOTS PINE, HAREFIELD ESTATE, MIDDLETON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 11th July 2007 and, following consideration,

RESOLVED

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

201. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – M/44/07/T – APPLICATION TO FELL 1 NO. SCOTS PINE, COMPANY VERGE, EAST AVENUE, MIDDLETON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 11th July 2007 and, following consideration,

RESOLVED

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

202. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL
POST COMMITTEE SITE INSPECTION PANEL – M/45/07/T –
APPLICATION TO FELL 1 NO. SCOTS PINE, HAREFIELD ESTATE
(WEST AVENUE) MIDDLETON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 11th July 2007 and, following consideration,

RESOLVED

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

203. PLANNING APPEALS

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

Following an update from the Head of Planning and Housing Strategy, the Committee congratulated Councillor Mrs Maconachie for her contribution as a witness at a recent appeal hearing.

204. PLANNING APPLICATIONS

Prior to consideration of the Planning Applications, the Chairman advised the meeting that Application EP/65/07 had been postponed and would not now be considered at this time.

AW/143/07/TEL – Prior notification for a 13m high monopole designed to reflect a telegraph pole and associated equipment cabinets, Grass verge land south of 276 Aldwick Road, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional objections received, the Committee

RESOLVED

That an objection be raised to the prior notification as detailed in the report.

Development Control
Committee – 25.07.07.

A/75/07 – Extension/alteration to listed building following Listed Building Consent A/24/07/L – 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/84/07 – Erection of 4 No. detached dwellings and garages, Land adjoining Apple Trees, Darlington Close, Angmering Having received a report on the matter, together with the officer's written report update detailing amended plans, subsequent amended condition sheet and additional objection received, the Committee

RESOLVED

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

BE/57/07 – Outline application for the demolition of Richmond Lodge and the erection of 10 No. 1 and 2 bedroom flats within the existing permitted building envelope (Departure from the Development Plan), Richmond Lodge, Shripney Road, Bognor Regis Having received a report on the matter, the Committee expressed concerns with regard to the number of proposed flats on the site having direct access on to a 50 mph dual carriageway. The Planning Team Leader reiterated that the Highway Authority had raised no objection to the proposal but Members did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“By reason of the number of flats proposed the proposal will create conditions of danger on Shripney Road which is a 50 miles per hour heavily trafficked road. The application therefore is contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7(vii) of the Arun District Local Plan.”

BE/61/07 – 361 Chichester Road, North Bersted, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/97/07 – Convert one two storey high flat into two single storey high flats and ground floor extension to rear to form 1 No. flat, 61 Aldwick Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/105/07 – Alterations and change of use to 10 self-contained flats, Nos 22 and 24 Upper Bognor Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/113/07 – Change of use to form 5 No. one bedroom flats and 3 No. studio flats, 8 Sudley Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional information regarding housing densities in the locality, the Committee was reminded that this application had been deferred from the meeting held on 4th July 2007 to enable officers to negotiate a reduced number of flats within this conversion. However, the applicant's agent had indicated that his client did not wish to alter the scheme and that it should be determined on its own merits.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/143/07/PO – Application for the discharge of Planning Obligation imposed on BR/352/86 relating to age restriction, 20 Crescent Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 25.07.07.

BR/144/07 – New 2 No. Jumbrellas, The Wheatsheaf Public House, 85 Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/65/07 – Approval of Reserved Matters following outline permission EP/2/05 for 1 No. detached house and 1 No. pair of linked detached houses (total 3 No. dwellings), 37-39 Manor Road, East Preston Having received a report on the matter, the Committee had been advised that this application had been postponed.

FP/103/07 – Application for amendments to Condition 1 imposed on planning permission FP/94/05 to extend opening hours from 9.15 to 12.15 (noon) Mondays to Fridays term time only, maximum 16 children to 9.15 to 6.00 pm Monday – Friday term time only, maximum 16 children, 54 South Drive, Felpham Having received a report on the matter, together with the officer's written report update detailing further letters of representation received, Members expressed serious reservations with regard to extending the hours of operation of the nursery given the nature of the surrounding residential dwellings. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The extension of hours of the use would likely result in an unacceptable intrusion on neighbouring residential properties by way of general noise nuisance and disturbance. It 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.

FN/30/07 – Construction of two storey holiday accommodation with garage space – independent from Tweenways, 2 Cross Lane. Length of maximum stay 6 months. (Resubmission of previously approved application FN/53/06 with omission of store/home office on first floor), Fig Tree Cottage, Cross Lane, Findon Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways, Members were concerned that there appeared to be some

confusion on the part of the applicant with regard to just what the application was for. The Committee therefore requested officers to negotiate with the applicant with regard to an occupation restricted to 28 days, as already in place and in line with tourism. The Committee then

RESOLVED

That the application be deferred for officers to negotiate with the applicant the retention of the restriction of a 28 day stay.

FN/33/07 – All weather ménage, Northend House, Northend, Findon
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

F/9/07/TEL – Prior notification of installation of a 15m replica telegraph pole mast and associated equipment, Wicks Farm, land at Ford Airfield, South of Ford Lane, Ford Having received a report on the matter, together with verbal advice that Ford Parish Council had no objection to the proposal, it was requested that, owing to the statutory publicity period not expiring until 2nd August 2007, any decision be delegated to the Head of Planning and Housing Strategy, in consultation with the Chairman. The Committee then

RESOLVED

That no objection be raised to the prior notification and that, as the statutory publicity period does not expire until 2nd August 2007, the decision be delegated to the Head of Planning Services in consultation with the Chairman.

LU/110/07 – Change of use from shop to café, David Hillyard Ltd, Rope Walk, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 25.07.07.

(Prior to consideration of the following application, Councillor Butler had declared a personal interest as the applicant was known to both himself and his family and he left the meeting and did not vote.)

LU/168/07 – Change of use from restaurant and large single flat to restaurant and single dwelling plus garage, Riverbreeze Restaurant, 56/57 Pier Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing substitute plans and subsequent amended condition sheet, the Committee

RESOLVED

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

M/70/07 – Single storey extension to provide two bedrooms and addition of conservatory, 70 Ancton Way, Elmer, Middleton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/79/07 – Proposed new roof to bungalow at greater pitch to form two bedrooms and en-suite including staircase and front dormer, 18 Tuscan Avenue, Middleton Having received a report on the matter, it was requested that, owing to the statutory publicity period not expiring until 26th July 2007, any decision be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman. The Committee

RESOLVED

That the application be approved as detailed in the report and that, as the statutory publicity period does not expire until 26th July 2007, the decision be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman.

P/56/07 – 1 No. detached house, 7 Nyetimbers, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/103/07 – First floor extension to form bathroom and dressing area, single garage (resubmission following R/45/07), 10 Evelyn Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Chairman permitted a short adjournment to enable Members to read the update and appraise themselves of the content. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/139/07 – Demolition of existing church and erection of a terrace of 3 No. cottages, Christian Science Church, The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal correction to the update that County Highways had "no objection" rather than "had not commented", the Committee

RESOLVED

That the application be approved as detailed in the report.

R/142/07 – Erection of detached dwelling and garage, Land at 47 The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing an objection from Rustington Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/164/07/TEL – Prior approval for 12m Monopole disguised as a telegraph pole with associated equipment cabin, Verge outside Rustington Methodist Church, Claigmar Road, Rustington Having received a report on the matter, together with the officer's written report update detailing additional representations received and a second reason for objecting due to highway safety, it was requested that, owing to the statutory publicity period not expiring until 26th July 2007, any decision be delegated to the Head of Planning. The Committee

Development Control
Committee – 25.07.07.

RESOLVED

That an objection be raised as detailed in the report and the officer report update and that, as the statutory publicity period does not expire until 26th July 2007, the decision be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman.

WA/46/07 – Change of use of land to northwest of The Greenways and adjacent to D94 to enable formation of new vehicular access onto D94 to rear of the property (departure from the Development Plan), The Greenways, West Walberton Lane and land adjacent to north west adjoining D94, Walberton Having received a report on the matter, together with the officer's written report update detailing additional representations received, it was pointed out that any approval would require addition of the Wildlife Informative. Following consideration, the Committee

RESOLVED

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

“Informative : The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and December and therefore removal of dense bushes, ivy or trees or parts of trees etc during this period could lead to an offence under the Act.”

WA/50/07 – Erection of new oak framed and weather boarded garage/barn to replace existing dilapidated timber structure. New building will be smaller footprint and 1.5 storeys with storage on the first floor, Little Box Cottage, Walberton Green, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Subject to approval at the next Committee meeting

163

Development Control
Committee – 25.07.07.

WA/51/07/CA – Application for Conservation Area Consent for demolition of existing timber outbuilding (within Walberton Village and Walberton Green Conservation Area), Little Box Cottage, Walberton Green, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

205. ENFORCEMENT MATTERS

CON/EG/12/06 – Unauthorised use of land for the storage of cars, Land at Wandleys Lane and Fontwell Avenue, Eastergate Having received a report on the matter, the Committee

RESOLVED

That authority be granted under Section 179 and 181 of the Town and Country Planning Act 1990 to institute legal proceedings for the failure to comply with the enforcement notice.

(The meeting concluded at 6.53 p.m.)