

DEVELOPMENT CONTROL COMMITTEE

31st January 2007 at 2.30 p.m.

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

Councillors Ayling and Dingemans were also in attendance for part of the meeting.

672. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bower and Butler.

673. MINUTES

The Minutes of the meeting held on 10th January 2007 were approved by the Committee as a correct record and signed by the Chairman.

674. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a personal interest in Agenda Item 9, Planning Applications R/346/06/TEL and Y/83/06/TEL.

675. WITHDRAWN APPLICATION

The Chairman advised those present that Planning Application LU/409/06/TEL had been withdrawn.

676. WELCOME

The Chairman welcomed to the meeting Mr S. Dumbrell, Planning Officer at West Sussex County Council, who was in attendance to answer Members' questions with regard to Planning Application A/191/06 & PO/5/06, Composting Unit at The Vinery, Arundel Road, Poling.

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677. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL
POST COMMITTEE SITE INSPECTION PANEL – A/175/06 – SINGLE
DETACHED DWELLING AND GARAGE, LAND ADJOINING GREY
BARN, RECTORY LANE, ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 12th December 2006, together with the officer's written report update detailing substitute/amended plans and resultant amended conditions, and, following consideration

RESOLVED

That the application be approved as detailed at Appendix 1 to the report, subject to an additional condition relating to substitute plans.

678. PLANNING APPEALS

The Committee received and noted a report which detailed 11 new appeals that had been lodged and 10 appeals that had been heard.

679. PLANNING APPLICATIONS

A/181/06 – Erection of 2 pairs of semi-detached houses and garaging, Appletrees, Darlington Close, Angmering Having received a report on the matter, a request was made that in all applications where trees were involved, the Wildlife Informative must also be attached to any conditions applied. Following consideration, the Committee

RESOLVED

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

(Prior to consideration of the following application, Councillor Mrs Stainton declared a personal interest as she was a supporter and fundraiser for the Chestnut Tree Children's Hospice. Following advice from the Planning Solicitor she remained in the meeting and participated in the debate and the vote.)

A/191/06 & PO/5/06 – Change of use from mushroom production facility in-vessel composting unit for green and kitchen waste including maturation bio filters, administration/canteen building and perimeter fence. Revised application following A/11/05 (Dual Parish with PO/5/06). This is a County matter to be determined by West Sussex County Council, The Vinery, Arundel Road, Poling Having received a report on the matter, together with the officer's written report update detailing a correction to the report and additional objections received, the Committee participated in a detailed debate and expressed concerns on a number of issues, i.e.

- Height and design of the building, including finishes
- Traffic movements
- Size of vehicles
- Type of waste
- Loss of trees
- The lack of a mitigation scheme
- The drainage facilities
- Hours of use of machinery
- Retention of hedging
- Landscaping to hide building
- Possible light pollution

The Planning Team Leader and Mr Dumbrell from West Sussex County Council gave responses at the meeting to the various matters raised. However, the Committee did not accept the officer recommendation to raise no objection to the proposal and

RESOLVED

That an objection be raised to the proposal and that the matters of concern detailed above be highlighted in a letter to West Sussex County Council.

The Chairman thanked Mr Dumbrell for his attendance at the meeting.

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AB/148/06 – Freestanding wooden summerhouse to provide covered seating, Riverside Tea Gardens, Mill Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/153/06 – Single storey rear extension to provide a larger kitchen area, 10 Orchard Place, Arundel Having received a report on the matter, the Committee was of the view that a site inspection should take place to assess the impact of the proposal on the next door neighbours and therefore

RESOLVED

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

AB/172/06 – Proposed new room in roof space, replacement garage and garden room and altered access, 68 Ford Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/176/06 – Alteration of existing semi-detached dwelling to provide 2 No. dwellings – 1 No. 2 bed dwelling and 1 No. 1 bed dwelling; small single storey rear extension; new vehicle access; additional parking space; regularisation of existing rear conservatory, 10 Daltons Place, Arundel Having received a report on the matter, together with the officer's written report update detailing a response from the Environment Agency requesting a condition relating to ground floor levels and a letter from the applicant's agent, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/71/06 – Two No. detached dwellings, Plot B, 2-3 Bluebell Woods, Land rear of Sherwood House, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing additional letters of objection and a response from Southern Water, a concern was raised that, owing to the nature of the plot, site vehicles might leave mud on the road which would cause nuisance to local residents. The Committee

therefore requested that an additional Informative be placed on any approval requesting wheel washing facilities to be provided. Following consideration, the Committee

RESOLVED

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

“The applicant is required to put in place effective wheel cleaning facilities to prevent vehicles leaving the site depositing earth, mud and other debris onto Lake Lane. Any existing mud, earth and other debris on this road shall be removed immediately.”

BE/132/06 – Single storey extension to kitchen with cloakroom, 24 Sunningdale Gardens, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/352/06 – Installation of 4 No. rooflights, Questover, Norfolk Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/374/06 – Motor Control Centre (MCC) kiosk, one vent stack, area of ground to be lowered, area of ground to be raised at Upper Bognor Road and one temporary contractors compound at London Road Car Park, Land at Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing a response from Bognor Regis Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/409/06/TEL – Prior approval of notification for 11.7m high streetworks monopole and associated equipment cabinet, Terminus Road, Littlehampton This application had been withdrawn.

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P/141/06 – Two dormers in the roof incorporating two bedrooms and a bathroom, 26 Cardinals Drive, Pagham Having received a report on the matter, the Committee raised concerns about the impact of the development on the neighbouring properties and

RESOLVED

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

PO/4/06 & A/182/06 – Use of land for the storage of bottled gas, erection of security fencing, locating portacabin on site (revised application following PO/1/06), Dual Parish with A/182/06, The Vinery, Arundel Road, Poling 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.

R/332/06 – Extension to medical centre, The Westcourt Medical Centre, 12 The Street, Rustington 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, Councillor Biss had declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

R/346/06/TEL – Installation of a 15m replica telegraph pole, containing 26 antennas and associated equipment cabin, Churchill Parade, Rustington Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways and additional representations received and a verbal correction that the application was for 2 G antennas (not 26 as detailed in the report), the Committee

RESOLVED

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

WA/118/06 – Amended design for previously approved planning permission WA/28/05 for replacement manor house, services and landscaping (resubmission of WA/88/06), Binsted House, Binsted Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee agreed to a request from the Ward Member for the Site Inspection Panel to visit the site to assess the impact of the building on the character of the area. 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, Councillor Biss had declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

Y/83/06/TEL – Prior Notification for development consisting of installation of a 15 metre monopole mast with 2G antennas and associated equipment cabinets, Orchard Business Park, Church Lane, Yapton Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal update setting out the Parish Council's objections, the Committee noted the request for the decision to be delegated to the Head of Planning and Housing Strategy, in consultation with the Chairman, as the statutory publicity period did not expire until 8th February 2007, and

RESOLVED

That no objection be raised to the proposal and that the decision be delegated to the Head of Planning Services in consultation with the Chairman.

680. ENFORCEMENT MATTERS

CIC/BR/16/05 – Unauthorised satellite dish, 4 The Acorns, Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED – That

(1) given the minimal harm caused by the satellite dish, no enforcement action be taken in respect of this breach of planning control, as it is not expedient to take such action in

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the absence of harm to the amenity in the locality of the site;
and

(2) the breach to be reported under CON 29A on the Local Land Charges register. This will reveal the absence of planning permission when a Land Charges search is completed.

CIC/LU/11/03 – Unauthorised House of Multiple Occupation, 8 Norfolk Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That no enforcement action be taken in respect of this 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.

(The meeting concluded at 5.26 p.m.)