

DEVELOPMENT CONTROL COMMITTEE

7th June 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Bower, Butler, Dyball, Mrs Harrison, Mrs Hazlehurst, Hill, Lury, Mrs Maconachie, Mrs Stainton and Steward.

[Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Butler, Minutes 73 to 81 and Minute 82 (from Application PA/10/06) to 83; and Councillor Dyball, Minutes 82 (from Application PA/10/06) to 83.]

Councillor Haymes was also present for part of the meeting.

73. WELCOME

The Chairman welcomed Councillor Mrs Stainton as a returning member of the Committee.

74. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Biss, Brookman and Wells.

75. MINUTES

The Minutes of the meeting held on 10th May and the Special meeting held on 25th May 2006 were approved by the Committee as a correct record and signed by the Chairman.

In agreeing the Minutes of the meeting held on 25th May 2006, Members were circulated with a note which set out the remedial action that had been taken to offset a procedural irregularity that had occurred in respect of the decision made under Minute 43, Planning Application EG/31/06/A. The Committee noted that the Decision Notice on EG/31/06/A would be issued by the Head of Planning and Housing Strategy on 9th June 2006, under delegated powers and in consultation with the Chairman and Vice-Chairman, should no further comments be received on the application.

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76. DECLARATIONS OF INTEREST

Councillor Lury declared a personal interest in Agenda Item 9, Planning Appeals, Policy Site 6, as a member of Bersted Parish Council.

Councillor Steward declared a personal interest in Agenda Item 11, Planning Application R/66/06 as the applicant was known to him and a prejudicial interest in Planning Application LU/26/06.

77. START TIMES 2006/07

The Committee

RESOLVED

That start times for meetings for the remainder of 2006/07 be 2.30 p.m.

78. TREES SUBCOMMITTEE – 10TH MAY 2006

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 10th May 2006.

79. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – P/33/06 – GARDEN SHED, 94 CHURCH WAY, PAGHAM

The Committee received a report on a meeting of the Post Site Inspection Panel held on 16th May 2006, together with the officer's written report update detailing an additional objection received and, following consideration,

RESOLVED

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

80. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – R/66/06 – PROPOSED CONSERVATORY, ROOM IN ROOF AND GARDEN ROOM INCLUDING BALCONY TO FIRST AND SECOND FLOOR, CONIFERS, THE THATCHWAY, RUSTINGTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 16th May 2006 and, following consideration

RESOLVED

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

81. PLANNING APPEALS

The Committee noted 6 new appeals that had been lodged and 7 appeals that had been heard

82. PLANNING APPLICATIONS

AL/19/06 – Demolition of existing buildings and residential development to provide 13 2, 3 and 4 bed houses and associated parking, Land to the rear of Ivy Lane, Westergate Having received a report on the matter, together with the officer's written report update detailing substitute plans, additional representations and amended conditions, Members were pleased to note the discussions that had taken place between the developer and the local residents. The Committee then

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to the Section 106 Unilateral Undertaking being submitted and agreed.

AL/23/06 – Proposed development for 4 new houses, 8 new flats, The Homestead, Westergate Street, Westergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/75/06 – Ground floor extension to form kitchen and utility, part extension at first floor to form extended bedroom (Resubmission following AW/2/06), 35 West Drive, Aldwick Having received a report on the matter, together with the officer's written report update detailing an amendment to the Parish Council's objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/79/06 – Proposed annexe for elderly relative, Nyetimber Fold, Nyetimber Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/89/06/A – Non illuminated and illuminated signage, Martlets, Aldwick Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/31/06/A – 1 No. externally illuminated promotional display unit, Roundstone Inn, Roundstone Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/47/06 – Outline application for the demolition of existing buildings and residential redevelopment to provide 10 No. two bed apartments and associated parking (resubmission of A/122/05), Dane Acre, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing an additional objection from the Parish Council, Members were of the view that this proposal was still an overdevelopment of the site and would be out of character with the area. Following consideration, the Committee did not accept the officer recommendation to approve the application and therefore

RESOLVED

That the application be refused for the following reason :-

The additional flats within the roof space would represent an overdevelopment of the site thereby conflicting with the character of the area and resulting in a cramped form of development. It is, therefore, contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

AB/50/06 – Extension to existing house and replacement garage, 15 Queens Lane, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/51/06 – Construction Of 1 No. new 3 bedroom residential cottage and minor alterations to existing cottage comprising new dormer window and rear elevation to blocking up existing windows to die elevation. Resubmission of AB/147/05, 2 Orchard Place, Arundel Having received a report on the matter, together with the officer's written report update detailing additional representations received and an additional condition, the Committee

RESOLVED

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

AB/52/06/CA – Application for Conservation area Consent for the demolition of front boundary wall, 2 Orchard Place, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/38/06 – Demolition of existing bungalow and erection of a pair of semi detached three bedroom houses, 20 Sherwood Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional objection received, consultation response from County Highways and additional conditions, the Committee

RESOLVED

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

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CL/6/06 – Clock tower in place of dovecot and alterations to existing stables, Walnut Tree Cottage, The Street, Clapham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/24/06 – Redevelopment comprising 3 No. one bed apartments and 8 No. two bed apartments, Westholme, Barnham Road, Eastergate Having received a report on the matter, together with the officer's verbal advice that pages 129 and 130 of the agenda had been reversed in error, a request was made that a site visit should take place to assess the impact of the proposal on the character of the area. Members were advised by the Principal Planning Officer that access onto the site was not possible and that a site visit would result in the application going out of time. The Committee

RESOLVED

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

FP/76/06 – Ground floor breakfast dining extension and new 1.8m timber fencing, 26 Flansham Park, Felpham Having received a report on the matter, together with the officer's written report update detailing information relating to the erection of a boundary fence, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/92/06 – New conservatory, 26 Hinde Road, Bognor Regis Having received a report on the matter and advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/33/06 – Revision to approved plan FG/47/05 (3 bedroom bungalow and garage), Land West of 5 Tamarisk Way, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/40/06 – Remove existing conservatory at rear and erection of new; alterations to form new door/side window to kitchen, removal of bay window to study and replace with new windows, 34 Somerset Road, Ferring 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.

(Prior to consideration of the following application, Councillor Steward had declared a prejudicial interest and left the meeting and did not vote.)

LU/26/06 – Excavation of dredged basin, extension of pontoon moorings, car park and boat storage area (resubmission following LU/206/06), Land north of Arun Yacht Club, Riverside Club, Riverside West, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received and amended conditions, a query was raised regarding the timing for commencement of the work as this could have a detrimental impact on tourism due to obnoxious smells. Advice was given that this would be within the control of the Environment Agency and not the Local Planning Authority. The Committee

RESOLVED

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

LU/94/06 – Erection of 42 No. sheltered apartments (Category II), House Manager's accommodation, communal facilities, car parking and landscaping, 47 Church Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representations received and additional conditions, it was highlighted by the Planning Officer that, if approved, the application would only go forward if a Section 106 Unilateral Undertaking regarding infrastructure requirements for a library contribution was received by 25th June 2006. Also, that, as the statutory publicity period did not expire until 15th June 2006, the decision

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would be delegated to the Head of Planning services in consultation with the Chairman. Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to the Section 106 Unilateral Undertaking being submitted and agreed by 25th June 2006.

LU/125/06 – Change of use from residential property to commercial property for a day care nursery, 2B Courtwick Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response from Environmental Health and an additional condition, a serious concern was raised regarding road safety issues. It was therefore agreed that a site inspection should take place to assess the impact of the proposal on road safety grounds and the Committee

RESOLVED

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

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

PA/10/06 – Installation of 10m high dual transformer telecommunications poles with associated ancillary equipment cabinets, Land at Patching Hill, Pumping Station, Long Furlong, Patching Having received a report on the matter, together with the officer's written report update detailing additional representations and consultation responses received, there was concern expressed regarding the impact of the proposal as the site was in the middle of the AONB (Area of Outstanding Natural Beauty) and a site inspection was agreed. The Committee therefore

RESOLVED

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

R/75/06 – Demolition of existing buildings. Development of 41 No. one, two and three bedroom apartments (two/three storeys), associated garaging, parking and landscaping, Burton Wing, Princess Marina House, Seafield Road, Rustington Having received a report on the matter and following discussion, an additional condition was agreed which covered a

concern that had been raised with regard to the possibility of construction traffic causing disruption travelling to and from the site. It was also agreed that a requirement for wheel washing of construction vehicles should be added to the wording of Informative 11. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Informative 11 to read :-

“The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials **together with wheel washing facility**, as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act”

and add a condition to read :-

“Prior to the development taking place a construction traffic routing scheme shall be submitted to and approved by the Local Planning Authority.

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

R/127/06 – New ground floor extensions, loft conversion, roof extension, Willow Cottage, Herne Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

SL/11/06 – Continuance of use without compliance with Condition 10 imposed under planning permission SL/47/05 relating to the site and buildings not being subdivided into separate units, Camelia Court, Shellbridge Road, Slindon Having received a report on the matter, together with a correction to the date of approval for SL/47/05 as being 15th February 2006, the Committee

RESOLVED

That the application be approved as detailed in the report.

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WA/32/06 – Continuance of use without compliance with Condition 3 imposed under planning reference WA/17/87 relating to use of premises for the benefit of West Sussex Growers Association, Poplars Nursery, Yapton Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/9/06 – Change from packing shed to light industrial/storage, Fresh Acres Nurseries, Yapton Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

83. ENFORCEMENT MATTERS

CIC/BR/8/06 – Unauthorised CCTV Cameras, 42 Hatherleigh Gardens, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That, given the minimal harm caused by the CCTV cameras, 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.

CIC/R/17/06 – Unauthorised works to trees in a Conservation Area, 47 The Street, Rustington 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 meeting concluded at 18.15 p.m.)