

DEVELOPMENT CONTROL COMMITTEE

6<sup>th</sup> December 2006 at 2.30 p.m.

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

532. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Brookman, Butler, Mrs Hall and Mrs Harrison.

533. MINUTES

The Minutes of the meeting held on 15<sup>th</sup> November 2006 were approved by the Committee as a correct record and signed by the Chairman.

534. DECLARATIONS OF INTEREST

There were no declarations of interest made.

535. APPLICATIONS FOR MODIFICATION/REMOVAL OF AGE RESTRICTIONS ON FLATS IN BOGNOR REGIS

As a number of applications had been received by the Local Planning Authority for the relocation/discharge of Section 52/106 Agreements that limit the use of a number of flats to persons of State Pensionable Age in Bognor Regis, the Planning Team Leader presented a report which detailed Counsel's advice on the matter. The Committee was requested to note the report and bear its contents in mind when considering the relevant applications later on the Agenda under Agenda Item 11.

536. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – FP/227/06 – AFTER SCHOOL EDUCATION CENTRE PROVIDING PRIVATE TUITION IN ENGLISH AND MATHS FOR AGE RANGE 6-16, SUITE 6, 94 FELPHAM ROAD, FELPHAM

The Committee received a report on a meeting of the Post Site Inspection Panel held on 21<sup>st</sup> November 2006, together with the officer's written report update detailing the information that had been requested from

Development Control  
Committee – 06.12.06.

County Highways following the Panel's visit to the site and an additional condition relating to substitute plans.

Members participated in a full discussion which centred on their serious concerns with regard to road safety issues, access to and from the site and the fact that the proposal meant that children could be put at risk of accidents. The Head of Planning Services was requested to contact the County Highways Department to raise these issues and make every endeavour to persuade the County Council to undertake measures to improve the situation, i.e. traffic calming in the area; better signage (particularly because of children being in the vicinity); and improvements to the Limmer Lane junction.

The Committee did not accept the officer recommendation to approve the proposal and

RESOLVED

That the application be refused for the following reason :-

“In the opinion of the Local Planning Authority the proposed change of use to a children's educational facility would encourage children to cross the road where there is no pavement and cars to enter and exit the site where there are concerns over the safety of vehicles entering and exiting the highway and conflict with children accessing the building. The proposal is therefore contrary to Policy NE17 of the West Sussex Structure Plan.”

537. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – M/114/06 – PROPOSED TWO STOREY EXTENSION TO SIDE OF PROPERTY AND SINGLE STOREY EXTENSION TO FRONT ELEVATION TO FORM COVERED PORCH AREA (RESUBMISSION FOLLOWING M/88/06), 24 SOUTH WALK, MIDDLETON ON SEA

The Committee received a report on a meeting of the Post Site Inspection Panel held on 21<sup>st</sup> November 2006 and

RESOLVED

That the application be approved as detailed at Appendix 1 to the report, subject to the following additional condition :-

“A boundary treatment shall be maintained in perpetuity at a height of not less than 2 metres on the boundary of 24 South

Walk and 22 South Walk between front and back corner of the permitted two storey extension.

Reason : To safeguard the privacy and amenity of adjoining occupier in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

#### 538. PLANNING APPEALS

In receiving and noting a report detailing 9 new appeals that had been lodged and 4 appeals that had been heard, the Committee was also advised by the Head of Planning Services that detailed information would be presented by way of a report or a seminar in the New Year which would assist Members in understanding how the Government Inspectors reached their decisions.

#### 539. PLANNING APPLICATIONS

R/273/06 – Demolish garage and construct 2 storey side extension including integral garage, study and 2 further bedrooms, 6 Shaftesbury Place, Rustington Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee was of the view that a site inspection should take place to assess the impact of the proposal on neighbouring properties and

#### RESOLVED

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

M/117/06 – Replacement dwelling together with new car port (Departure from the Development Plan) (Resubmission following M/27/06), 95A Yapton Road, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Council's arboriculturist; an additional letter of representation; slight amendment to the report; and additional condition, Members were of the view that a site inspection should take place to assess the impact of the loss of trees on the locality of the area. A request was made that the Council's arboriculturist should also be in attendance. The Committee then

#### RESOLVED

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

Development Control  
Committee – 06.12.06.

FG/133/06 – Retrospective application for stables, tack rooms and covered storage area, Hangleton Farm Equestrian Centre, Hangleton Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing an amendment to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

CM/16/06/L – Application for Listed Building Consent for the adaptations to existing garage to form ancillary accommodation to existing house (Resubmission following CM/12/06/L), The Well House, Climping Lane, Climping Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/258/06/PO – Application to modify planning obligation dated 19/6/2001 to reduce age restriction, 12 Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/282/06/PO – Application to discharge planning obligation dated 7/10/88 imposed on application BR/307/88 restricting occupancy to persons over pensionable age, Flat Nos 2, 3, 4, 5, 6, 7, 9, 10, & 12 Priory Court, Campbell Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and verbal advice that No. 12 should be removed from the description, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/289/06/PO – Application to discharge planning obligation dated 19/04/84 reference BR/1078/83 restricting the occupation of the flat to persons of 65 years of age, 15 Rock Gardens, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/293/06/PO – Application for the modification of planning obligation dated 19.06.2001 to reduce the age restriction to 50 years of age, Flat 7, Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/298/06/PO – Application to modify planning obligation dated 19/6/01 to reduce age restriction to 50 years of age, 1 Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/299/06/PO – Application to modify planning obligation dated 19/6/01 to reduce age restriction to 50 years of age, 15 Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/308/06/PO – Application to discharge planning obligation dated 1/9/89 imposed on application BR/180/89 restricting occupancy to persons over pensionable age, Flats 1, 4 and 6, 22 Linden 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 – 06.12.06.

BR/309/06/PO – Application for the modification of planning obligation imposed on BR/9/01 dated 19/06/01 to reduce age restriction to 50 years, Flat 6, Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

BR/328/06/PO – Application for the modification of planning obligation imposed on BR/9/01 dated 19/06/01 to reduce age restriction to 50 years, Flat 3, Magnolia Court, 119 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AB/135/06 – Use of 1<sup>st</sup> Floor for A1 retail purposes including ancillary coffee shop, Sparks Yard General Store, 18 Tarrant Street, Arundel Having received a report on the matter, Members were of the view that this application should be supported and that longer hours should be permitted for the use of the outside seating area during the annual Arundel Festival. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to the hours of operation being extended during the annual Arundel Festival, with the exact wording of the condition to be delegated to the Head of Planning and Housing Strategy, in consultation with the Chairman.

AB/144/06 – Ground floor extension kitchen/dining area under existing first floor balcony. New application with revised plans following refusal of AB/109/06, 6 Town Quay, River Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control  
Committee – 06.12.06.

AB/145/06 – Ground floor extension kitchen/dining area under existing first floor balcony. New application with revised plans following refusal of application AB/108/06, 5 Town Quay, River Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/150/06 – Change of use of agricultural building to retail and storage of animal feed and associated sundries, Ecclesden Farm, Water Lane, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/249/06 – Amendment to AW/252/04, Alterations to provide two staircases, The Aldwick Hotel, Princess Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/78/06 – Outline application for one bungalow (Resubmission following AL/67/06), 13 & 14 Lidsey Road, Woodgate Having received a report on the matter, together with the officer's written report update detailing amendments to the report and amended conditions, Members who had attended a pre site inspection expressed their concerns that the proposed development was far too big for the site and would be unneighbourly. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with Policies DEV1 and LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”.

Development Control  
Committee – 06.12.06.

540. ENFORCEMENT MATTERS

CIC/R/34/06 – Unauthorised fence, 10 Bushby Avenue, Rustington  
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 permission and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

*(Prior to consideration of the following item, Councillor Biss declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)*

541. TELECOMMUNICATIONS OPERATORS ANNUAL ROLL OUT PLANS

The Committee received a report from the Head of Planning and Housing Strategy which detailed the Annual Roll Out Plans received from telecommunications operators regarding mobile networks. Roll Out Plans indicated existing sites within Arun and the likely requirements of the operators for new sites throughout the coming year (up to August 2007). The Plans provided an opportunity for local authorities to “look ahead” at the forthcoming mobile development for their area and to discuss the proposals with the operators well in advance of the formal planning application process. However, the details were limited, with no specific information regarding the type of installation required and, in some cases the only information submitted was the grid reference.

Members were further advised that, as part of this authority’s commitment to increase public awareness of telecommunications proposals, the Roll Out Plans had been advertised on the Council’s website and Parish and Town Councils had been notified.

The Committee noted the report.

(The meeting concluded at 5.15 p.m.)