

DEVELOPMENT CONTROL COMMITTEE

10th May 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Biss, Brookman, Mrs Brown, Butler, Dyball, Gammon (substituting for Councillor Mrs Coleman), Mrs Hall, Mrs Harrison, Haymes, Mrs Hazlehurst, Hill, Lury and Mrs Maconachie.

[Note : Councillor Dyball was absent from the meeting during consideration of the matters referred to in Minute 844 (from Application WA/33/06) to Minute 846.)

Councillors Butcher, Dendle and McDougall were also present for part of the meeting.

834. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Coleman.

835. MINUTES

The Minutes of the meeting held on 12th April 2006 were approved by the Committee as a correct record and signed by the Chairman, subject to the addition of Councillor Mrs Hall as being present.

836. DECLARATIONS OF INTEREST

Councillor Mrs Hall declared a prejudicial interest in Agenda Item 11, Planning Application P/32/06.

837. CHANGE TO THE ORDER OF THE AGENDA

With the agreement of the Committee, the Chairman advised those present that Application LU/45/06 would be brought forward under Agenda Item 11, Planning Applications, as a representative of West Sussex County Council Highways Department was present to contribute to the debate.

The Chairman also advised that Planning Application AW/43/06 had been withdrawn and, as the Parish Council objection had been withdrawn on Planning Application EP/37/06, this had been approved by officers under delegated powers.

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838. DATES OF FUTURE MEETINGS

With the agreement of the Chairman, this item was dealt with as an urgent item as the Committee needed to be appraised of changes to meeting dates for 2006/07.

Members were circulated with a letter and revised meeting timetable for the year 2006/07. Although it had been agreed that the Committee would work to a three weekly cycle of meetings, the letter explained why this could not come into immediate effect and that the likely date for implementation would be October 2006.

The Committee noted the revised timetable.

839. TREES SUBCOMMITTEE – 12TH APRIL 2006

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 12th April 2006.

840. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AW/29/06 – TWO STOREY REAR EXTENSION TO FORM KITCHEN, DINING ROOM AND STUDY TO GROUND FLOOR, WITH TWO BEDROOMS AND BATHROOM OVER (RESUBMISSION FOLLOWING AW/261/05) AT 15 ST RICHARDS WAY, ALDWICK

The Committee received a report on a meeting of the Post Site Inspection Panel held on 18th April 2006 and, following consideration, accepted the Panel's view to not accept the officer's recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

The proposed two storey extension by virtue of its size, height, rear projection and bulk would give rise to an unneighbourly form of development given its close proximity to the adjoining neighbours at 11 St Richards Way in terms of its overbearing effect. It would therefore conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 and DEV19 of the Arun District Local Plan.

841. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION A/10/06 – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4 NO. TWO BED APARTMENTS AND 2 NO. ONE BED APARTMENTS AT HILLVIEW FARM, ROUNDSTONE LANE, ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 18th April 2006, together with a representation from the Ward Councillor which was read out at the meeting by the Chairman and the officer's written report update detailing an additional representation received. Following consideration, the Committee did not agree with the Panel's recommendation to approve the proposal as views were expressed that this was overdevelopment and 2½ storeys was not suitable in the locality. Members therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposed 2½ storey building comprising 6 flats would represent an overdevelopment of the site and would result in overlooking of neighbouring properties and would be out of character with the locality. It is therefore in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

842. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION FG/10/06 – OUTLINE APPLICATION FOR THE DEMOLITION OF 3 NO. DWELLINGS AND REPLACEMENT OF 6 NO. DWELLINGS, 1-3 LITTLE PADDOCKS HOUSE, LITTLE PADDOCKS WAY

The Committee received a report on a meeting of the Post Site Inspection Panel held on 18th April 2006, together with the officer's written report update detailing an additional representation received and, following consideration, accepted the Panel's view to not accept the officer's recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

The provision of six dwellings would result in an overdevelopment of the site which would be out of character

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with the area and thereby is in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

843. PLANNING APPEALS

The Committee noted 3 new appeals that had been lodged.

844. PLANNING APPLICATIONS

(Prior to consideration of the following application, Councillor Mrs Brown took legal advice on whether she should leave the meeting as comments she had made in the Development Brief for Policy Site 7 had been quoted by a public speaker. As a consequence, she left the meeting and did not vote.)

LU/45/06 – (i) Closure of existing Toddington Lane junction with A259 Worthing Road; (ii) Construction of new priority junction with A259 Worthing Road including single land dualling of a section of A259 Worthing Road; (iii) Construction of link road connecting existing Toddington Lane with new access road; (iv) Widening of A259 Worthing Road entry onto Watersmead Roundabout and spiral road markings; (v) Provision of Toucan crossing across A259 Worthing Road immediately west of the site; and (vi) Provision of new vehicular and pedestrian access to the north-west of the site from Toddington Lane, Toddington Nurseries, Worthing Road, Littlehampton
Having received a report on the matter, together with the officer's written report update detailing an amendment to comment on the Representations Received section and a representation from the Ward Councillor, Members also participated in a detailed question and answer session with Mr Comins of the West Sussex County Council Highways Department. Areas of concern discussed included traffic density, roundabouts, Lyminster level crossing, rat running, trees, archaeology and severance between the proposed development and the rest of Littlehampton.

Views were expressed that the matter should be deferred and advice was given by the Head of Planning and Housing Policy regarding this course of action. Following consideration, it was proposed and seconded that the application should be deferred to enable further information on the highway aspects of the proposal to be presented to a special meeting. The Committee then

RESOLVED

That the application be deferred to a special meeting to enable further information on the highway aspects of the proposal to be brought back.

AL/14/06 – New detached garage to rear of property, 27 Belle Meade Close, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/43/06 – Outline application for 1 No. 3 bedroom bungalow, land adjacent to 35 Willowhale Avenue, Aldwick The Committee had been advised that this application had been withdrawn.

AW/50/06 – Demolish existing garage and rebuild with workshop over and conservatory, 38 Elizabeth Close, Rose Green, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/53/06 – Garage and snooker room extension on ground floor, 227 Manor Way, Aldwick Bay Estate, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing repeat consultation with Aldwick Parish Council following receipt of substitute plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/17/06 – Front and rear dormer windows, 94 Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AB/25/06 – Garden studio annexe to replace existing – to be removed (Resubmission following AB/14/06), 170 Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/28/06 – A new house in the garden and partial demolition of a single storey building, 55-57 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/29/06/L – Application for Listed Building Consent for partial demolition of a single storey building and garden wall works to facilitate construction of a new house in the garden, 55-57 High Street, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional representation, the Committee

RESOLVED

That the application be approved as detailed in the report and, as the statutory advisory period on the application does not expire until 17th May 2006, the decision to be issued in consultation with the Chairman.

AB/31/06/L – Application for Listed Building Consent for 1 No. velux window in the roof space at the rear of the house, 43 King Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/39/06/L – Application for Listed Building Consent for removal of rear roof window and rear external steps. New rear dormer, two conservation roof windows, rear retaining, rear external steps and extension to rear paving (Resubmission following AB/149/05/L), 8 Maltravers Street, Arundel Having received a report on the matter, together with the officer's written report update detailing an amended condition and additional informative, the Committee

RESOLVED

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

BE/24/06 – Extension to provide ground floor WC and porch, 18 Norben Avenue, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/41/06 – Outline application for proposed residential apartment building, The Old Coach House, Sussex Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/32/06 – Variation of Condition 8 imposed on planning permission EP/134/01 (Variation of opening hours), The Clock House, 103-105 Sea Road, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/37/06 – Variation of Condition 3 on EP/156/05 to allow opening all day from 12 noon to 11.00 p.m. on Sundays and variation of Condition 4 on EP/156/05 to allow deliveries between 11.00 a.m. to 5.00 p.m. 5 days a week Monday to Friday, nor at any time on Bank or Public Holidays, 106-108 Sea Road, East Preston The Committee had been advised by the Chairman at the commencement of the meeting that this application had been approved under officer delegation as the Parish Council had withdrawn its objection.

LU/43/06 – Single storey extension, Garden Flat 3, Fitzalan Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/79/06/A – 1 no. externally illuminated display unit, The Windmill, Coastguard Road, Littlehampton 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 Mrs Hall had declared a prejudicial interest and left the meeting and did not vote.)

P/32/06 – Proposed bay window, 61 West Front Road, Pagham 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.

P/33/06 – Garden shed, 94 Church Way, Pagham Having received a report on the matter, the Committee did not accept the officer recommendation to approve and, following advice from the Planning Solicitor, requested that the Site Inspection Panel visit the site to assess the impact of the application on the neighbouring property. The Committee therefore

RESOLVED

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

R/66/06 – Proposed conservatory, room in roof and garden room including balcony to first and second floor, Conifers, The Thatchway, Rustington Having received a report on the matter, Members were of the view that a site inspection should take place to assess the impact of the proposal on neighbouring properties. The Committee therefore

RESOLVED

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

R/74/06 – Demolition of existing conservatory and construction of a single 2 storey style house with a new drive and access (resubmission following R/279/05), 40 Shaftesbury Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

SL/2/06 – Erection of agricultural storage building (resubmission following SL/41/05), Stoneyfield Farm, Shellbridge Road, Slindon Having received a report on the matter, together with the officer's written report update detailing an amended site plan, the Committee

RESOLVED

That the application be approved as detailed in the report.

(During the course of consideration of the following application, Councillor Brookman sought legal advice on whether he had an interest as he had participated in a debate on the matter at the Arun Joint Downland Area Committee. Following the advice given he declared a personal interest and left the meeting and did not vote.)

SS/2/06 – Replacement bridge, South Stoke Bridge, South Stoke Having received a report on the matter, together with the officer's written and verbal report updates detailing additional representations received and representation from the Ward Councillor, the Committee

RESOLVED

That the application be approved as detailed in the report.

SS/3/06/CA – Application for Conservation Area Consent for the demolition of the existing bridge, South Stoke Bridge, South Stoke 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.

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WA/20/06 – Create new access to highway including dropped kerb across pavement, 2 Orchard Terrace, The Street, Walberton Having received a report on the matter, together with the officer's written and verbal report update detailing additional representations received and amended condition sheet, the Committee

RESOLVED

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

WA/33/06 – Alterations and rear single-storey extension (resubmission of WA/85/05), Quince Cottage, Hedgers Hill, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/34/06/L – Application for Listed Building Consent for demolition of existing rear extension and erection of new rear single storey extension and alterations (resubmission of WA/86/05/L) – Quince Cottage, Hedgers Hill, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/107/05 – Amended proposals for replacement dwelling, use of roof space as playroom, The Barn, Mill Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing additional representations received and amended plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

845. ENFORCEMENT MATTERS

CIC/AB/6/06 – Unauthorised felling of trees in a Conservation Area Having received a report on the matter, together with the officer's written report update detailing an additional page which had been omitted from the agenda, 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.

846. ARUN DISTRICT COUNCIL V FIRST SECRETARY OF STATE 7
KAREN FELICITY BROWN SECTION 289 TOWN & COUNTRY
PLANNING ACT 1990 – CHALLENGE TO INSPECTOR'S DECISION
LETTER, 8 CERES PLACE, FELPHAM, BOGNOR REGIS

In receiving this information report, the Committee was also requested to advise on what action should be taken following the outcome of the First Secretary of State's appeal against the decision. The Committee

RESOLVED

That no further action be taken following the decision of the Appeal Court.

(The meeting concluded at 18.48 p.m.)