

DEVELOPMENT CONTROL COMMITTEE

12th April 2006 at 2.30 p.m.

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

[Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Butler – Minute 792 (from Application AB/22/06/L); Councillor Dyball – Minute 792 (from Application AW/21/06); and Councillors Lury and McDougall - Minutes 787 to 791.]

Councillor Tyler was also present for part of the meeting.

787. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Coleman and Menzies.

788. MINUTES

The Minutes of the meeting held on 15th March 2006 were approved by the Committee as a correct record and signed by the Chairman.

789. DECLARATIONS OF INTEREST

There were no declarations of interest made.

790. TREES SUBCOMMITTEE – 15TH MARCH 2006

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 15th March 2006 (circulated at the meeting as they had been omitted from the Agenda in error).

791. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 7 appeals that had been heard

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792. PLANNING APPLICATIONS

The Chairman advised all those present that Planning Applications P/18/06 and BR/456/05 had been withdrawn.

R/20/06 – Change of use and conversion of shop and living accommodation to create two flats (resubmission following Planning Application R/232/05), 41 Worthing Road, Rustington Having received a report on the matter, concerns were raised that there appeared to be insufficient evidence to indicate whether the retail premises had been adequately marketed. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

In the absence of supporting information outlining that the retail use is no longer viable, the Local Planning Authority is not satisfied that the existing retail premises would no longer serve the retail needs of the community. The proposal is therefore contrary to Policies NE9 of the West Sussex Structure Plan and DEV30 of the Arun District Local Plan.

R/52/06 – Outline application for the demolition of existing bungalow and construction of 6 No. 2 bed flats in a 2 storey building (resubmission following R/266/05), 70 Woodlands Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing additional letters of objection received and a verbal update advising that two representations which had been omitted from the file had now been included and taken into consideration, Members expressed a view that this proposal was unacceptable. It was felt that the car parking arrangement at the front of the proposal would change the character of the road and the street scene and that the footprint was too large a development in this particular area. Advice was given by the Planning Officer that this was an outline application and that the only aspects for consideration at this stage were means of access to the site. However, as the Committee did not agree with the principle of development of this site for 6 flats, it did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The Local Planning Authority is not satisfied from the information submitted that the provision of six flats on this site could be accommodated satisfactorily, having regard to the amenities of adjoining property and the character of the area. It therefore conflicts with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(Prior to consideration of the following item, Councillor Dyball declared a personal interest and left the meeting and did not vote.)

P/13/06 – Addition of 2 roof lights – revision to planning permission P/14/04 (extension to club house), Pagham Yacht Club, 1 West Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing a further consultation response and an additional condition relating to an expiry date of 3 years, the Committee

RESOLVED

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

P/18/06 – White PVCu double hipped lean-to conservatory erection to rear of property (resubmission following P/143/05), 40 Honeysuckle Drive, Nyetimber, Pagham By way of the officer's written report update, the Committee was advised that this application had been decided under delegated powers as the Parish Council had withdrawn its objection following amendments to the plans.

LU/4/06 – Redevelopment of brownfield site to provide 7 No. 1 bed flats and 17 No. 2 bed flats – 24 in total (amendment to LU/94/05), 1 Arundel Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/39/06 – Single storey extension to side and front of property to consist of downstairs cloakroom, toilet and dining room, 26 Amberley Close, Littlehampton Having received a report on the matter, together with the officer's verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/56/06 – Change of use from pedestrian walkway to seating area to be used in conjunction with proposed coffee shop, 44 High Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing substitute plans received on 29th March 2006 and amended and additional conditions and a verbal amendment to Condition 3 to read "The seating area hereby approved shall not take place outside the operation hours of the premises of No. 44 High Street, Littlehampton", the Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update and subject to amendment of Condition 3 to read :-

"The seating area hereby approved shall not take place outside the operation hours of the premises of No. 44 High Street, Littlehampton"

FN/79/05 – Construction of holiday accommodation with garage space and store/home office over (resubmission following FN/71/05), 4 Cross Lane, Findon Village Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Council's Arboricultural Officer, and verbal advice that the County Highways had indicated that the application would require 5 car parking spaces on the whole site, a view was expressed that this proposal would not be detrimental and overbearing to neighbouring properties. It was felt that, as (i) the Parish Council supported the proposal; (ii) tourism was seen as a key economic benefit to the local community; and (iii) the building was not out of character with the surrounding area, the officer recommendation to refuse should not be supported. The Committee therefore

RESOLVED - That

(1) the officer recommendation to refuse the application be rejected for the following reason :-

The Committee does not accept that the proposal is overbearing and would have an unacceptable impact on adjoining properties, including 4 Tudor Close. The submitted drawings indicate that the applicant has taken due regard to the adjoining properties through the siting, design and external appearance of the proposed buildings, including the use of a sloping roof and single story element to the rear. The design of the proposal

including the use of sympathetic materials, in the opinion of the Committee, is in keeping with the visual character of this part of the village of Findon. The proposed additional holiday accommodation would be a useful contribution to the facilities within the village for economic reasons; and

(2) the formal wording of conditions relating to the following to be agreed by the Head of Planning Services, in consultation with the Chairman :-

- (i) Implementation time limit
- (ii) The office to be ancillary to the main dwelling house
- (iii) The garage within the new building to be for vehicular use only
- (iv) Provision of adequate parking within the whole site
- (v) No extensions or alterations without the Local Planning Authority approval
- (vi) The accommodation on the ground floor relates to holiday accommodation only
- (vii) The occupancy as holiday should be limited to 28 day lets

FG/8/06 – Double garage, 2 Alderney Road, Ferring Having received a report on the matter, together with the officer's written report update detailing the addition of an informative to the conditions as requested by the Council's Engineers, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/10/06 – Outline application for the demolition of 3 No. dwellings and replacement with 6 No. dwellings (resubmission following FG/113/05), 1-3 Little Paddocks House, Little Paddocks Way, Ferring Having received a report on the matter, together with the officer's written report update detailing 2 additional representations received, it was felt that this proposal might constitute overdevelopment and that a site visit should be undertaken to properly assess the proposal in relation to the character of the locality. The Committee therefore

RESOLVED

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

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EP/21/06 – Alterations and extension (resubmission following EP/116/05), 46 Roundstone Drive, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/22/06 – Alterations and extension (resubmission following EP/118/05), 48 Roundstone Drive, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/14/06 – Outline application for demolition of existing factory, erection of 11 No. flats and associated parking, Clifton Works, Clifton Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amended recommendation to approve conditionally, subject to a Section 106 agreement, the Committee

RESOLVED

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

BR/32/06 – Change of use from domestic dwelling to care home for people with learning difficulties, 56 Richmond Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/43/06/A – One non-illuminated poster sign, Car Park, opposite Butlins day visitor entrance, Corner of Gloucester Road/Promenade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/49/06 – Proposed single storey rear bedroom extension to previously approved ground floor flat, 8 Ockley Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/456/05 – Outline application for the erection of 2 No. one bed and 10 No. two bed flats, two and two and a half storeys together with associated external works, Newalls Yard, 54 Spencer Street and 122 London Road, Bognor Regis The Committee had been advised by the Chairman at the commencement of the meeting that this application had been withdrawn.

BE/6/06 – New detached house, Land adjacent to 34 Stroud Green Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/12/06 – Conversion of existing terrace house to two self contained flats, 58 Bedford Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a consultation response from County Highways and resultant additional conditions, the Committee

RESOLVED

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

BN/5/06 – 3 No. detached dwellings, Part garden land to rear of Sherwood House, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received and verbal advice that the wording "Departure from the Development Plan" was required to be removed from the description of the application, views were expressed that the proposal for an additional house on the site would represent an unacceptable density of development. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

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The proposed development by reason of its density would be out of character with the area and therefore conflict with 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.

AB/22/06/L – Application for Listed Building Consent to affix clock face to front elevation, made locally of steel anodised and painted grey to blend with lead canopy, Old Market House, Maltravers Street, Arundel 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.

A/8/06 – Addition of conservatory at rear and 2 No. rooflights; insertion of 2 No. rooflights to northern elevation of garage, Ally Cats, The Acre, Dappers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/10/06 - Demolition of existing bungalow and erection of 4 No. two bed apartments and 2 No. one bed apartments, Hillview Farm, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing additional conditions, it was suggested and agreed that a site visit should be undertaken to assess the proposal and its effects on neighbouring properties and the street scene. A request was made that a site plan should be provided for the next meeting. The Committee then

RESOLVED

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

A/147/04 – Extension to create additional leisure/recreational facilities (resubmission of A/123/04), Rustington Golf and Leisure Centre, Rustington
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 1 to read :

“The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission”.

AW/21/06 – Two storey extension incorporating master bedroom with ensuite bathroom and elderly relative annexe with ensuite bathroom and kitchenette, 1 Singleton Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/22/06 – Application to amend the fenestration design of the dwelling house approved under AW/180/05 from white timber windows with leaded lights to white aluminium windows in white timber sub-frames with a fan light window and leaded lights, 31 The Drive, Craigweil, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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), 15 St Richards Way, Aldwick Having received a report on the matter, a concern was raised that this proposal might be detrimental to neighbouring properties. The Committee therefore

RESOLVED

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

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AW/48/06 – Erection of 4 x 2 bed 2½ storey flats together with associated external works (resubmission following AW/297/05), 16 Selsey Avenue, 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 the County Highways had no objection to the proposal subject to the provision of cycle parking, Members were of the view that this proposal was still unacceptable and should be refused for the same reasons as given for the earlier application. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

The proposed erection of this block of flats will result in an overdevelopment of the site that will be out of character with the existing street scene. The proposal is therefore contrary to Policy DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(The meeting concluded at 18.20 p.m.)