

DEVELOPMENT CONTROL COMMITTEE

15<sup>th</sup> February 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Ayling (substituting for Mrs. Coleman), Biss, Mrs Brown, Dyball, Mrs Hall, Haymes, Mrs Hazlehurst, Hill, Lury and Mrs Maconachie.

[Note : The following Members were absent from the meeting during consideration of the matters referred in the Minutes indicated : - Councillor Mrs. Brown, Minute 624 to 632 (part – up to Application SL/52/05); Councillor Dyball, Minute 632 (part – from Application EP/147/05).]

Councillors Dingemans and Wilby were also present for part of the meeting.

624. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Brookman, Mrs Coleman, Menzies and Parris

625. MINUTES

The Minutes of the special meeting held on 10<sup>th</sup> January 2006 were approved by the Committee as a correct record and signed by the Chairman and the Minutes of the meeting held on 18<sup>th</sup> January 2006 were approved by the Committee as a correct record and signed by the Chairman.

626. DECLARATIONS OF INTEREST

Councillor Ayling advised a personal interest in all applications relating to Arundel and he advised that he would leave the meeting at this point.

627. TREES SUBCOMMITTEE – 18<sup>th</sup> JANUARY 2006

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 18<sup>th</sup> January 2006.

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628. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AL/113/05 – DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL DEVELOPMENT TO PROVIDE 20 NO. HOUSES AND FLATS ASSOCIATED PARKING, LAND OFF THE REAR OF IVY LANE, WESTERGATE

The Committee received a report on a meeting of the post Site Inspection Panel held on 24<sup>th</sup> January 2006 and

RESOLVED

That the application be refused as detailed in Appendix 1 to the report for the following reasons:-

(1) the proposals, by reason of their size and bulk, would represent an overdevelopment of the site that would be out of character with the area. It is therefore contrary to Policies LOC1, CH1, DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan; and

(2) the proposals, by reason of their bulk and siting, would have an adverse effect on the residential amenities of 17, 18 and 19 Lime Avenue. It is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

629. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AW/245/05 – REPLACEMENT DWELLING – AMENDMENT TO AW/109/01 FOLLOWING REFUSAL OF AW/185/05, 4 ARUN WAY, ALDWICK

The Committee received a report on a meeting of the post Site Inspection Panel held on 24<sup>th</sup> January 2006 and

RESOLVED

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

630. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION A/135/05 – ROOF CONVERSION AND REAR EXTENSION, LINKSIDE, NORTH DRIVE, ANGMERING

The Committee received a report on a meeting of the post Site Inspection Panel held on 24<sup>th</sup> January 2006 and

RESOLVED

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

631. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 3 appeals that had been heard. The Head of Planning also informed the Committee that a decision for a telecoms mast to be erected near a school at Lyminster Road, Wick, which the Development Control Committee had refused, and the Inspector had also refused, had been found in favour of the applicant by the Courts. The Planning Solicitor advised that the decision would need to be reconsidered or re-determined under the law set by the Secretary of State.

632. PLANNING APPLICATIONS

WA/105/05 – Use of premises as a Christian retreat and training facility for non-residential and residential use, Riverwood (formally known as Spindlewood and Rosewood), Yapton Lane, Walberton Having received a report on the matter together with the officer's written report update detailing a further letter of objection and a verbal update from the Planning Officer detailing the County Highways comments, the Committee

RESOLVED

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

SL/47/05 – Continuance of use without compliance with Condition No. 10 imposed under planning reference SL/34/05 relating to the site and buildings not being sub-divided in separate units and used solely for the benefit of Nissan UK limited only, Camelia Court, Shellbridge Road, Slindon Common Having received a report on the matter, the Committee decided that it did not agree with the officer's recommendation as set out in the report and they it was unhappy to the subdivision of the buildings, but accepted release

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of that part of the Condition relating to Nissan UK Limited. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, with the additional Condition of:-

“Condition 10 – The site and buildings shall not be divided into separate units”

Reason: Permission would not normally be granted for such development in this location but in granting permission exceptionally, the Local Planning Authority have had regard to the particular circumstances relating to the proposal in accordance with Policies LOC2, DEV1 of the West Sussex Structure Plan and GEN7, DEV1 of the Arun District Local Plan.

SL/52/05L – Application for Listed Building Consent for the repositioning of cooler units, The Newburgh Arms, School Hill, Slindon  
Having received a report on the matter, the Committee

RESOLVED

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

R/265/05 – Change of use of amenity land to residential garden and erection of triple garage associated to adjacent dwelling Having received a report on the matter, the Committee

RESOLVED

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

PA/16/05 – New car shelter building, Michelgrove House, Lee Farm Road, Patching Having received a report on the matter, together with the officer's written report update detailing additional information and an amendment to Condition 3 of the recommendations, the Committee

## RESOLVED

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

M/125/05 – Demolition of sub-standard 4/5 bedroom chalet house and replace with 2 no. 2/3 bedroom chalet style houses (Re-submission following M/99/05), 114 Elmer Road, Middleton on Sea Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report

LU/346/05 – Crossover for vehicles, 90 Courtwick Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2 of the recommendation, the Committee

## RESOLVED

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

K/36/05 – Single storey attached garage, 91 Golden Avenue, Kingston Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

FN/72/05 – Change of use of patio area to a courtyard garden for use in conjunction with bar/restaurant Having received a report on the matter, together with the officer's written report update detailing a deletion of Condition 1 regarding the standard 3 year permission to the recommendation, the Committee

## RESOLVED

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

FG/139/05 – Proposed single and two storey extensions, Cornwall House, 23-25 Beehive Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing the consultation

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received from the County Highways office and the Agents response to this consultation, the Committee

RESOLVED

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

FG/159/05 – Proposed 3 bedroom detached bungalow with attached single garage, Land to the rear of 5 West Drive, Ferring Having received a report on the matter, together with the officer's written report update detailing additional objection, views were expressed that the proposal would have an adverse impact and would be out of character with the street scene. 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 erection of a dwelling on land at the rear of an existing dwelling is unsatisfactory by reason of its effect on the character of the area and it would affect adversely the amenities of neighbouring dwellings in conflict with Policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”

EP/147/05 – Extension and alteration, 18 The Drive, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/149/05 Detached bungalow in former garden of 77 North Lane, Land to the south of 77 North Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

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

BR/386/05 – Change of use from beach to timber decking for use in conjunction with mobile kiosk, the Promenade,(Opposite the Regis Public

House), The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

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

BE/119/05 – Demolish existing garage due to inadequate foundations and rebuild on same footprint, 78 Ravens Way, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/126/05 – Construction of shed/log store in front garden, Rosemary Cottage, Babsham Lane, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/127/05 – Outline application for 1 No. 2 storey 4 bedroom detached house. Land adjoining 346 Chichester Road, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/34/05 – Retention of storage barn and 3 no. stables. Southview Stables, land adjacent Windmill Cottage, Yapton Road, Barnham 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 applications, Councillor Ayling had declared a personal interest and left the meeting and did not vote.)*

AB/147/05 – Construction of 1 no. three bedroom residential cottage and minor alterations to existing cottage comprising new dormer window to

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rear elevation and block up existing windows to side elevation, 2 Orchard Place, Arundel Having received a report on the matter, views were expressed that the proposal would result in loss of off street parking and would worsen the demand further for on street parking. The Committee did not accept the officer recommendation to approve the application and therefore

RESOLVED

That the application be refused for the following reason: -

“By reason of its siting, the proposal would result in the loss of on site parking for the existing dwelling and would provide no off street parking in the area to the detriment of residential amenities of the locality. It is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan”.

AB/148/05/CA – Application for Conservation Area Consent for the demolition of front boundary wall, 2 Orchard Place, Arundel Having received a report on the matter and following refusal of the previous application, the Committee 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 a satisfactory permission on the site, it is considered that no consent should be granted for the demolition of the wall. The proposal is therefore contrary to the requirements of PPG15, Planning and the Historic Environment”.

AB/151/05 – Alterations and reconstruction of existing single storey rear extension, 2 Orchard Place, Arundel Having received a report on the matter, together with a verbal update from the planning officer to advise that Condition 1 in the recommendation would need to be amended to read 3 years and not 5 years, the Committee

RESOLVED

That the application be approved as detailed in the report and the amendment to Condition 1 to read 3 years and not 5 years.



AB/152/05/CA – Application for Conservation Area Consent for the demolition and reconstruction of existing single storey rear extension, 2 Orchard Place, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

*Councillor Ayling then returned to the meeting.*

A/144/05 – Demolition of existing office/vestry/store, erection of a new office/meeting room/kitchen/toilet to north east and erection of new porch to south east St. Margaret's Church, Arundel Road, Angmering Having received a report on the matter, together with the officer's written report update, the Committee

RESOLVED

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

AW/285/05 – Outline planning application for the demolition of existing garage, car park and rear extension and the erection of 5 no. 2 bed apartments and conversion of existing dwelling to form 2 no. 2 bed apartments together with associated vehicular access, car parking and landscaping, Lee Cottage, 24 Fish Lane, Aldwick Having received a report on the matter, views were expressed that the proposal would be out of character with the area and would be unneighbourly to other properties. 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 proposed development represents an overdevelopment of the site that would be out of character with the area, adversely affect the setting of adjacent Listed Buildings, and be unneighbourly to nearby properties. The proposal is therefore contrary to Policies LOC1, DEV1, CH1. CH5 of the West Sussex Structure Plan and Policies GEN7 and DEV11 of the Arun District Local Plan".

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AW/297/05 – Erection of 4 no. 2 bed flats, 2½ storeys high, together with associated external works, 16 Selsey Avenue, Aldwick Having received a report on the matter, views were expressed that the proposal would be out of character with the street scene and would be an overdevelopment of the area. 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 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 Policy GEN7 of the Arun District Local Plan”.

AW/302/05 – Proposed car port, 64 Pinehurst Park, 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/303/05 – Outline application for 1 no. 4 bedroom house on land adjacent to 95 Hewarts Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

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

AW/307/05 – Two-storey extension, porch and utility room, 64 Rose Green Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/311/05 – Development to the rear of 50-56 Rose Green Road to provide 3 No. detached and 2 No. semi-detached dwellings together with garaging and associated works, 50-56 Rose Green Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/318/05 – Erection of attached garage, 2 Worcester Close, West Meads, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/135/05 – Conversion of redundant farm buildings to two dwellings with garages and new access road, Land to East and South of Murrayfield House, Norton Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 6.30 p.m.)