

DEVELOPMENT CONTROL COMMITTEE

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

Present : Councillors Mrs Goad (Chairman), Ayling (substituting for Councillor Mrs Hall), Biss, Brookman, Mrs Brown, Butler, Gammon (substituting for Councillor Mrs Coleman), 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 - Minutes 698 to 704 (up to Application AW/13/06); Councillors Lury and McDougall - Minutes 698 to 701; Councillors Ayling, Brookman, Hill, Lury and McDougall – Minute 708.]

Councillors Bower, Butcher, Wells, Wilde and Wingrove were also present for part of the meeting.

698. TRIBUTE TO COUNCILLOR PARRIS

Prior to commencement of the meeting, the Chairman expressed the Committee's deep sadness at the death of its Vice-Chairman, Harold Parris. She stated that there had been many tributes paid to his memory elsewhere but that he would be particularly missed by the Committee for his commitment, abiding interest and wise counsel.

699. APOLOGIES FOR ABSENCE

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

700. MINUTES

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

701. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Agenda Item 8, Planning Applications FN/7/06 and M/14/06/TEL.

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702. TREES SUBCOMMITTEE – 15<sup>TH</sup> FEBRUARY 2006

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 15<sup>th</sup> February 2006.

703. PLANNING APPEALS

The Committee noted 6 new appeals that had been lodged and 5 appeals that had been heard

704. PLANNING APPLICATIONS

AL/3/06 – Continuation of use without compliance with Condition No. 3 imposed under planning reference AL/102/99 for change in car wash operating hours from 8-8 Monday to Saturday and 9-6 Sunday to 8-9 Mon to Saturday and 9-8 Sunday, Total Filling Station, Nyton Road, Westergate 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.

AW/13/06 – Construction of a double garage within the front garden, 224 Manor Way, Aldwick Bay Estate, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional objection received and an amendment to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/148/05 – Outline application for car showrooms and associated access, parking and landscaping (departure from the Development Plan), Land South of A259, Littlehampton Road, Rustington Having received a report on the matter, together with the officer's written report update detailing further information and consultation responses and representations received, the Chairman called a 10 minute adjournment to the meeting to enable Members to fully digest the contents contained therein.

The Planning Team Leader advised the Committee that, since publication of the Agenda containing the report which recommended refusal of the application, further more detailed information had now been received which dealt with the issues of concern, particularly with regard to Policy DEV8. Accordingly, the officer recommendation had been reversed and

Members were requested to consider the application for approval, subject to the conditions set out in the report update.

Following a full debate which did raise concerns regarding increased traffic flows and highway safety; maintenance of landscaping; and drainage, the Committee

RESOLVED

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

AB/164/05 – 3 No. four bedroom houses (amendment to AB/95/04 - distance from boundary wall to dwellings 1 & 3 reduced from 1m), Arundel Surgery Site, Torton Hill Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/382/05 – Continuance of use without compliance with Condition 5 imposed under BR/201/98 relating to hours of operation, 14-20 Spencer Street, Bognor Regis Having received a report on the matter, Members took account of the concern of local residents regarding the potential noise impact on the locality of a 2.00 a.m. closing time during the month of Ramadan. It was felt that the Environmental Health Department should monitor the situation during that time and the Planning Officer undertook to pass this on to the relevant section for action. The Committee then

RESOLVED

That the application be approved as detailed in the report.

*(In speaking to this item, Councillor Wells as Ward Member wished it to be minuted that he had only received the papers that morning and felt that all Members should be kept better informed of planning issues in their Wards)*

BR/442/05 – Demolition of two existing dwellings and construction of 24 No. two bedroom flats together with car parking and associated works, 55 and 57 Victoria Drive, Bognor Regis Having received a report on the matter, Members raised concerns regarding the impact of the proposal on the neighbouring amenities of Marshall Avenue, with particular reference to the rear block and the rear car parking area. The Committee therefore did not accept the officer recommendation to approve the proposal and

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RESOLVED

That the application be refused for the following reason :-

“The proposed development of the site by the erection of 24 two bed flats is an overdevelopment of the site that is out of character with the area. In addition, the rear block of 12 flats, by reason of its height and siting, and the rear car parking area represents an unneighbourly form of development. The proposals are therefore contrary to Policies LOC1, CH1 DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

EP/152/05 – 6 No. 2 bedroomed apartments and parking (amendment to previous application EP/14/05), 1-4 Willowhayne Crescent, East Preston Having received a report on the matter, views were expressed that the proposal would be overbearing, intrusive and out of character with the area. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed development by reason of its mass and scale of 6 apartments on this site would represent an overdevelopment of the site that would result in the loss of the visual amenities of the area and would be prejudicial to the character of the locality. It is therefore contrary to Policies DEV1, LOC1, and CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

FP/271/05 – Outline application for 1 No. 2 storey 4 bedroom detached house with integral garage, Land at 51 Berewecke Road, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/160/05 – Change of use of redundant horticultural pack house to B1/B8 (business/storage/distribution) use, Highdown Farm, Littlehampton Road, Ferring- Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/166/05 – Outline application for 2 No. bungalows, 2 Beehive Lane, Ferring Having received a report on the matter, it was felt that this proposal was not sufficiently different from two other applications that had been previously submitted and dismissed on appeal. The view was expressed that the layout would be detrimental to neighbouring properties and the proposal would also be overbearing and over dominant. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed development by reason of layout would harm the living conditions of adjoining residents, including in respect of over-dominance. It is therefore contrary to Policy GEN7 of the Arun District Local Plan.”

FN/1/06 – Proposed conversion of ground floor storage areas to additional restaurant space, w.c's, including new windows and door to side elevation, La Padella, The Tower Lodge, Horsham Road, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/3/06/L – Application for Listed Building consent to erect 1 No. non-illuminated fascia sign and 2 No. wrought iron decorative features either side of the fascia sign, Village House Hotel/Public House, Horsham Road, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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*(Prior to consideration of the following item, Councillor Biss had declared a prejudicial interest and left the meeting and did not vote. Councillor Butler also left the meeting due to a prejudicial interest and did not vote.)*

FN/7/06 – Three equipment – Relocation of 1 x 600 dish at 20m to 20.5m and the addition of 5 dishes between 17m and 22.5m on a new face frame and pole mounts. Vodafone equipment – relocating 2 existing dishes at 11m and 18m to a new arrangement at 21m along with the addition of 3 x 300mm dishes. In total it is proposed Vodafone have 7 x 300mm dishes installed at 21m, High Salvington Reservoir, West Hill, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/78/05 – Erection of new 3 bedroom bungalow with attached single garage, Land at Junction of Elm Rise and Beech Road, Findon Having received a report on the matter, concerns were raised that the proposal would result in trees being felled which were subject to a Tree Preservation Order (TPO). Although the Council's Arboriculturist had no objection to the loss of the trees as he was of the view that they did not contribute significant amenity value to the area, the Committee did not agree and therefore did not accept the officer recommendation to approve. A request was made that the Council's Arboriculturist look at the other trees on the site with a view to placing them under a TPO. The Committee then

RESOLVED

That the application be refused for the following reason :-

“The development would result in the loss of trees covered by a Tree Preservation Order which would result in a loss of visual amenities of the locality contrary to Policies GEN7 and GEN28 of the Arun District Local Plan.”

F/1/06 – Continuation of use of land as extension to existing scrap metal re-cycling facility, Unit G, Ford Lane Industrial Estate, Ford Lane, Ford Having received a report on the matter, a request was made that officers make contact with the West Sussex County Council as the Highway Authority as it had been brought to the Committee's attention that access to the public footpath running alongside the site was difficult and blocked in places. The Committee then

## RESOLVED

That the application be approved as detailed in the report.

LU/325/05 - Change of use from LPG storage yard to car valeting, vehicle leasing and sale of ex lease vehicles, Old Mower Workshop, Fort Road Depot, Fort Road, Littlehampton Having received a report on the matter, Members were advised that this application had been brought to this meeting as the Council owned the land. Following consideration, the Committee

## RESOLVED

That the application be refused as detailed in the report.

LU/366/05 – Hollow concrete block wall topped with capping stone, reinforced and rendered, 1m high x 24m long, Refreshment Kiosk, Rope Walk, West Beach, 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 item, Councillor Biss had declared a prejudicial interest and left the meeting and did not vote. Councillor Butler also left the meeting due to a prejudicial interest and did not vote.)*

M/14/06/TEL – Prior notification for installation of a 15m GRP wood effect telegraph pole with three 3G antennas enclosed within the structure and associated equipment cabinet, Verge adjacent Buckingham Court, Elmer Road, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing additional representations and consultation response received, the Committee

## RESOLVED

That an objection be raised to the Prior Notification.

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705. SECTION 257, TOWN & COUNTY PLANNING ACT 1990 DIVERSION OF FOOTPATH NO. 3065/1 IN THE PARISH OF ARUNDEL, ARUNDEL BROOKS, ARUNDEL FOOTBALL CLUB, MILL ROAD, ARUNDEL FOR PURPOSES OF IMPROVEMENTS TO FOOTBALL CLUB FACILITIES

*(Prior to consideration of this item, Councillor Ayling declared a prejudicial interest and left the meeting and did not vote.)*

The Planning Solicitor presented a report to Members which set out the detail of a request that consideration be given to diverting Footpath No. 3065/1 at Arundel Brooks. Following discussion, the Committee

RECOMMEND TO FULL COUNCIL – That

(1) Footpath 3065/1 in the Parish of Arundel be diverted along the route outlined in the report and the attached plan; and

(2) the matter proceed to a second formal consultation period in relation to the above proposed diversion.

706. SECTION 257, TOWN & COUNTRY PLANNING ACT 1990, EXTINGUISHMENT OF FOOTPATH AT 64/65 GLOUCESTER ROAD, FOOTPATH 31, PARISH OF LITTLEHAMPTON

The Planning Solicitor presented a report which set out the detail of a request that parts of Footpath 31 be extinguished. Following discussion, the Committee

RECOMMEND TO FULL COUNCIL

That those two parts of Footpath 31 in the Parish of Littlehampton (shown hatched black on the plan attached to the report) and lying on either side of the footpath and next to 64 and 65 Gloucester Road, Littlehampton, be extinguished or stopped up under Section 257 Town & Country Planning Act 1990 so as to allow the implementation of planning permission LU/313/05.

707. EXEMPT INFORMATION

The Committee

RESOLVED

That under Section 100A(4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

708. PROPOSED CHANGES TO PLANNING PROCEDURES, SCHEME OF DELEGATION AND COMMITTEE TIMETABLE BASED ON PERFORMANCE OF THE DEVELOPMENT CONTROL COMMITTEE  
(Exempt – Paragraph 12(b) – Advice relating to the determination of any matter affecting the Authority)

The Head of Planning and Housing Strategy presented a report to the Committee which set out various options for Members to consider to address serious concerns with regard to a decline in performance, which could have a significant detrimental impact on the award of future Planning Service Delivery Grant payments.

In debating the options put forward, it was agreed that :-

(i) Committee meetings should be increased to a three week cycle from a four week cycle as from the next municipal year, i.e. 2006/07 and that the increased additional costs, estimated at £22,840, be funded through the Planning Service Delivery Grant via a supplementary estimate;

(ii) the Scheme of Delegation be amended to include a list of minor developments such as front porches and garages to the side or rear of residential properties where there is an existing highway access;

(iii) Parish Councils be written to to require them to set out their objections to planning applications in more detail, together with an outline of reasons for refusal;

(iv) only one objection to be accepted per household for any particular application; and

(v) the Trees Subcommittee to be amalgamated within the Development Control Committee, with all tree applications to be considered at the beginning of the meeting to facilitate the attendance of the Council's Arboriculturist.

The Committee therefore

RESOLVED – That

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(1) Committee meetings be increased to a three week cycle from a four week cycle as from the next municipal year, i.e. 2006/07, subject to agreement by Full Council that the increased additional costs be funded through the Planning Service Delivery Grant via a supplementary estimate;

(2) Parish Councils be written to to require them to set out their objections to planning applications in more detail, together with an outline of reasons for refusal;

(3) only one objection to be accepted per household for any particular application; and

(4) the Trees Subcommittee be amalgamated within the Development Control Committee, with all tree applications to be considered at the beginning of the meeting to facilitate the attendance of the Council's Arboriculturist; and

RECOMMEND TO FULL COUNCIL – That

(1) a supplementary estimate of £22,840 be approved to cover the costs of an increased frequency of meetings, as set out in Appendix B, which it is anticipated will be funded from the Planning Delivery Grant; and

(2) the Scheme of Delegation be amended to include a list of minor developments such as front porches and garages to the side or rear of residential properties where there is an existing highway access.

(The meeting concluded at 19.22 p.m.)