

DEVELOPMENT CONTROL COMMITTEE

20th December 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Brookman, Butler, Gammon (substituting for Councillor Steward), Mrs Harrison, Mrs Hazlehurst, Hill, Mrs Maconachie, Mrs Olliver and Mrs Stainton.

(Note : Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 563 to 566.)

Councillors Stainton and Wilby were also in attendance for part of the meeting.

563. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Dyball, Lury and Steward.

564. MINUTES

The Minutes of the meeting held on 6th December 2006 were approved by the Committee as a correct record and signed by the Chairman.

565. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a personal interest in Agenda Item 8, Planning Application A/169/06.

Councillor Mrs Stainton gave notice of a personal interest in Agenda Item 8, Planning Applications FP/243/06 and FP/244/06.

566. PLANNING APPEALS

The Committee received and noted a report which detailed 4 new appeals that had been lodged and 7 appeals that had been heard.

Development Control
Committee – 20.12.06.

567. PLANNING APPLICATIONS

AW/272/06 – Removal of garage and conservatory to existing bungalow and erection of 1 No. 2 bed bungalow fronting Heston Grove, 38 Pryors Lane, Bognor Regis 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 Biss had declared a personal interest as he knew the applicant and he left the meeting and did not vote.)

A/169/06 – Variation of Conditions 1 and 2 imposed on planning permission A/122/95, Oval Race Club, Water Lane, Angmering Having received a report on the matter, together with the officer's verbal report update advising under Relevant Planning History - Application A/69/03 - that this had subsequently been renewed for an indefinite period of time in October 2004, the Committee participated in a full debate which covered the concerns of local residents with regard to noise and the advertising of the race track's schedule of events.

The Committee was of the view that the applicant should take every step to inform the local community of its schedule of events for the year and consequently it was agreed to amend the wording of Condition 4 and add an Informative with regard to publicising the motor racing events throughout the year. The Committee then

RESOLVED

That the application be approved as detailed in the report, subject to Condition 4 being replaced and an Informative being added as follows :-

“Condition 4 : Before this permitted variation is implemented a schedule of dates of motor racing shall be submitted and approved in writing by the Local Planning Authority. Motor racing shall only take place on the dates of the approved schedule.

Reason : To safeguard the amenities of nearby residential properties in accordance with Policy DEV1 of the West Sussex

Structure Plan and Policy GEN7 and GEN32 of the Arun District Local Plan.

Informative : The applicant is advised to publicise the schedule of dates of motor racing wider, with the local community and Angmering Parish Council.”

AB/143/06 – Re-arrangement of parking spaces and the provision of a pharmacy, Arundel Surgery, Green Lane Close, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/56/06 – Pair of semi-detached houses together with garaging (Amendment to previously approved planning permission BN/14/06), Plot B, land to rear of and adjacent to 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 from the Parish Council and advice that, as the statutory publicity period did not expire until 21st December 2006, the decision should be delegated to the Head of Planning and Housing Strategy in consultation with the Chairman, Members expressed concerns that this proposal would be out of character with the area. The Committee therefore did not agree with the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed development, by reason of its scale, bulk, design and density would be out of character with the area and therefore would conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

(Prior to consideration of the following application, Councillor Mrs Stainton had declared a personal interest as she lived in the vicinity of the site. She had taken legal advice and would remain in the meeting and take part in the debate and vote.)

FP/243/06 – A proposal for 16 No. 2 bedroom apartments, Summerley Corner (North), Corner Site, North of Limmer Lane, South of Summerley Post Office, Felpham Having received a report on the matter, concerns were raised that no response had been received from the Environment Agency as a

Development Control
Committee – 20.12.06.

Statutory Consultee as flooding in the immediate locality was a serious issue. As a general matter, the Cabinet Member for Planning gave an undertaking that steps would be taken, in consultation with the Head of Planning and Housing Strategy, with regard to the non response from Consultees on planning applications to try to ensure that responses were given as it was felt that all relevant information should be before Members when considering these matters.

Following consideration of the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Mrs Stainton had declared a personal interest as she lived in the vicinity of the site. She had taken legal advice and would remain in the meeting and take part in the debate and vote.)

FP/244/06 – A proposal for 9 No. two bedroom and 2 No. three bedroom apartments, Summerley Corner (South), Corner Site South of Limmer Lane, Summerley Lane/Southview Road Junction, Felpham Having received a report on the matter, it was agreed that the application should be approved and that the solicitor would request a memorandum from the applicants in regard to the Section 106 Agreement. The Committee therefore

RESOLVED

That the application be approved as detailed in the report.

FG/136/06 – Ground floor extension and first floor roof alterations to create additional accommodation, 15 Ferringham Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/34/06 – Proposed single and two storey extensions, Seafair, Coastal Road, East Preston Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 4; an additional letter of objection; and the applicant's response to concerns raised by Kingston Parish Council, and verbal advice that any permission would remain in force for 3 years rather than 5 as detailed at Condition 1, the Committee

RESOLVED

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

“Condition 1: The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason : To comply with Section 91 of the Town and Country Planning Act 1990.”

LU/332/06 – Retrospective development for rear single storey workshop and outbuilding, 134 Bayford Road, Littlehampton Having received a report on the matter, Members were advised that the development would be strictly controlled by condition and, should that be breached, enforcement action could be taken. The Committee then

RESOLVED

That the application be approved as detailed in the report.

R/289/06 – Change of use of unit 4B (from B1/B8 use as approved R/273/05) to use class B2, Brookside Business Park, 5 Brookside Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/303/06 – Two storey rear (west) and side (south) extension for habitable use and new attached garage to the north side of the property, 67 North Lane, Rustington Having received a report on the matter, together with the officer’s written report update detailing the response from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control
Committee – 20.12.06.

568. ENFORCEMENT MATTERS

CIC/AW/14/06 – TPO/AW/3/06 – Trees at Willowhale Avenue, Aldwick
Having received a report on the matter, the Committee

RESOLVED - That

(1) the TPO, reference TPO/AW/3/06 for 5 Oak and 4 Field Maple trees be confirmed; and

(2) no further action be taken with regard to the loss of the branches to the Oak tree.

CIC/Y/15/06 – Unauthorised works to trees in a Conservation Area, Victoria House, Main Road, Yapton Having received a report on the matter, together with the officer's written report update detailing a further complaint alleging that further unauthorised works to trees had been carried out, the Committee

RESOLVED - That

(1) 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; and

(2) no further action be taken in respect of a further breach evidenced on 14th December 2006 as it is not expedient to do so.

569. COMPLIMENTS OF THE SEASON

The Chairman wished Members and officers the compliments of the season and thanked everyone for their contribution to the running of the Committee.

(The meeting concluded at 5.00 p.m.)