

DEVELOPMENT CONTROL COMMITTEE

18th January 2006 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Biss, Mrs Brown, Butler, Mrs Coleman, Mrs Hall, Haymes, Hill, Lury, Mrs Maconachie and Menzies.

[Note : Councillor Lury was absent from the meeting during consideration of the matters referred to in Minutes 541 to 546 (part – up to Application A/135/05).]

Councillor Wingrove was also present for part of the meeting.

541. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Hazlehurst and Parris

542. MINUTES

The Minutes of the meeting held on 21st December 2005 were approved by the Committee as a correct record and signed by the Chairman.

543. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Agenda Item 8, Planning Applications FG/152/05/TEL.

Councillor Butler declared a prejudicial interest in Agenda Item 8, Planning Applications FG/152/05/TEL.

544. TREES SUBCOMMITTEE – 21ST DECEMBER 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 21st December 2005.

545. PLANNING APPEALS

The Committee noted 2 new appeals that had been lodged and 3 appeals that had been heard. The Committee were also updated with a High Court challenge on application LU/34/05/TEL.

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546. PLANNING APPLICATIONS

AL/119/05 – New church, together with associated parking and construction of vehicular access onto Nyton Road, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing 1 further letter of support, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/281/05 – Outline application for 1 No. 3 bedroom house, Land adjacent to 6 Rushbridge Close, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/134/05 – Outline application for development to provide 1 No. additional dwelling, 4 Ambersham Crescent, East Preston Having received a report on the matter, together with the officer's written report update detailing the County Highways comments and a change to the conditions, the Committee

RESOLVED

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

A/135/05 – Roof conversion and rear extension, Linkside, North Drive, Angmering Having received a report on the matter, it was agreed that a site visit should take place to assess the impact of the proposal on the visual and residential amenities of the area. The Committee

RESOLVED

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

AB/137/05 – Replacing French doors and side lights in dining room, study and sitting room to side and rear of ground floor with PVCu frames, 3 Tower House Gardens, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/369/05 – Outline application to form new access way to Hawthorn Road, demolish 252 and build 5 No. 3 bedroom houses within the cartilage of numbers 262 and 252, 252 and 262 Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations, the Committee had concerns about the wildlife and that the landscaping Conditions should not be for a subsequent approval of reserved matters and the Conditions were altered accordingly. The Committee

RESOLVED

That the application be approved as detailed in the report with the following amendments to the conditions:-

- (1) To omit from Condition 1 "(c) the landscaping of the site"
- (2) To add three additional Conditions and one informative as follows:-

(i) Condition 9 – No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(ii) Condition 10 – All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: in the interests of amenity and of the environment of the development in the accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(iii) Condition 11 – No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bowl or bowls of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered. Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(iv) Condition 12 – Informative – The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees, etc., during this period could lead to an offence under the Act.

BR/393/05 – Change of use from dwelling house to 7 bedroom house in multiple occupancy, 34 Richmond Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/396/05 – Detailed application for two new houses and detached garage with study, previously approved on outline application BR/170/05, Land adjacent to 4 Glencathara Road, Bognor Regis Having received a report on the matter and after receiving assurance that the garage would be used for domestic purposes only, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/218/05 – Alteration and extension of existing health centre and construction of new pharmacy with associated parking and external works and access for construction vehicles from Middleton Road, Flansham Park Health Centre, 109 Flansham Park, Felpham 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 and Butler had declared a prejudicial interest and left the meeting and did not vote.)

FG/152/05/TEL – Prior notification for installation of an 8m mock telegraph pole with an omni Antenna and associated equipment cabinet, Highway verge, north of junction Ferring Lane and Langbury Lane, Ferring 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 and the officer report update.

LY/16/05 – Conversion of 1 No. 4 bed house into 1 No. 2 bed maisonette and 1 No. 1 bed maisonette, and associated works and three parking spaces to north of property, 2 Causeway Villas, Lyminster 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 and the officer report update.

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P/131/05 – Rear single storey extension to dwelling, 25 Cardinals Drive, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

W/10/05 – Erection of garage to store classic cars, 2 Watermeadow Cottage, Warningcamp Having received a report on the matter, together with the officer's written report update detailing an additional representation received and an amendment to the report relating to the height of the pitched roof that should read 2.9m, the Committee

RESOLVED

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

(The meeting concluded at 16.18 p.m.)