

DEVELOPMENT CONTROL COMMITTEE

25th October 2006 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Butler, Minute 419 to Minute 426 (up to Application LU/280/06); and Councillor Gammon, Minute 426 (from Planning Application BR/275/06) to Minute 427.

Councillors Harding and Scutt were also present for part of the meeting.

419. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Lury, Mrs Maconachie, Mrs Stainton and Steward.

420. MINUTES

The Minutes of the meeting held on 27th September 2006 were approved by the Committee as a correct record and signed by the Chairman.

421. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 10, Planning Applications FN/68/06, EP/137/06/TEL and AW/220/06/TEL.

Councillor Mrs Hazlehurst gave notice of a prejudicial interest in Agenda Item 10, Planning Application A/128/06.

Councillor Mrs Olliver gave notice of a personal interest in Agenda Item 10, Planning Application BR/266/06.

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422. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – BR/252/06 – DEMOLITION OF HOUSE, FLAT AND GARAGE AND ERECTION OF 3 X 3 STOREY FOUR BEDROOM HOUSES AND THREE PARKING SPACES, 9 VICTORIA ROAD SOUTH, BOGNOR REGIS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 3rd October 2006 and

RESOLVED

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

423. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – AB/94/06 – DEMOLITION OF EXISTING BUNGALOW AND DEVELOPMENT OF TWO X FOUR BEDROOM HOUSES (RESUBMISSION FOLLOWING AB/47/06), THREE OAKS, PEARSON ROAD, ARUNDEL

The Committee received a report on a meeting of the Post Site Inspection Panel held on 3rd October 2006, together with the officer's written report update detailing an amendment to the recommendation sheet to read "Approve Conditions", and

RESOLVED

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

424. PLANNING APPEALS

The Committee noted 8 new appeals that had been lodged and 3 appeals that had been heard.

425. TREE APPLICATIONS

AW/203/06/T – Overall crown reduction by 15% and raise crown by 3m where necessary to 1 No. Oak tree, 45 Craigweil Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/222/06/T – Lopping of 1 No. Field Maple and felling of 1 No. conifer, 219 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

426. PLANNING APPLICATIONS

R/234/06 – Rear extension with rooms in roof, 9 Priory Road, Rustington 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.

PO/1/06 & A/141/06 – Use of land for the storage of bottled gas, erection of security fencing, locating portacabin on site (Dual Parish with A/141/06), The Vinery, Arundel Road, Poling Having received a report on the matter, the Chairman advised that this application had been withdrawn.

LU/265/06 – Detached double garage, 10 West Head, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/268/06 – Change of use from A1 to residential (resubmission following LU/140/06), 27 Norfolk Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional objection received and amendment to Condition 2, the Committee

RESOLVED

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

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LU/280/06 – Conservatory, 1 Cornwall House, Cornwall Road, Littlehampton Having received a report on the matter, concerns were raised regarding the neighbourliness of the proposal on the first floor flat and the Committee therefore

RESOLVED

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

LU/307/06 – Revised proposal to convert existing integral garage to en-suite bedroom and existing utility room to kitchen (Resubmission following LU/216/06), 89 Norfolk Road, Littlehampton Having received a report on the matter, together with the officer's written report updated detailing additional objections received and an additional condition restricting the use of the ground floor as a separate unit of accommodation, the Committee

RESOLVED

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

K/26/06 – Proposed summer house, High Hobby, Gorse Avenue, Kingston Gorse 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, Councillors Biss and Butler declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

FN/68/06 – Installation of 2 No. 0.3m dish antennas on existing mast, ventilation ducting to existing equipment cabin, equipment cabinet and ancillary development, High Salvington Reservoir, West Hill, High Salvington, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/105/06 – Demolition of existing dwelling and erection of 4 No. chalet bungalows with access from Beehive Lane, 1 Beehive Lane, Ferring
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/109/06 – Continuance of use without compliance with condition 3 imposed under FG/171/04 relating to fixing shut Velux window to north of property, 8 Little Paddocks, Ferring Having received a report on the matter, the point was raised that there were different ratings for obscure glass and that the most appropriate level should be used to help protect the privacy of the next door neighbours. The Committee therefore

RESOLVED

That the decision to approve the application be delegated to the Head of Planning Services, in consultation with the Chairman, subject to approval of a satisfactory level of obscure glazing.

FG/111/06 – Approval of reserved matters following outline permission FG/166/05 for residential development consisting of demolition of existing bungalow and erection of 2 No. detached bungalows, 2 Beehive Lane, Ferring
Having received a report on the matter, concerns were raised that the design of the proposal would have an unacceptable impact on the neighbouring property. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The design of the two dwellings is considered to be unacceptable by reason of the roof height which would dominate the adjoining property, No. 2A Beehive Lane, Ferring. It is therefore considered to conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

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(Prior to consideration of the following application, Councillor Brookman declared a personal interest as he had ridden from this Equestrian Centre. He did not leave the meeting.)

FG/112/06 – 3 No. stable blocks, Hangleton Farm Equestrian Centre, Hangleton Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/221/06 – Change of use to a parking area for private vehicles associated with a residence in Canning Road and drop kerb, Lane in between the Mirimar Residence and the Sub Station, Sea Road, Felpham Having received a report on the matter, together with the officer's written report update detailing an additional representation received and verbal advice that the land was in the ownership of the District Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/67/06 – Double storey side extension/rear extension and double garage to dwelling, 43 Elm Grove South, Barnham Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Council's Engineers and additional objections received, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillors Biss and Butler declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

EP/137/06/TEL – Prior approval notification for the siting of one new 7.6m 'telegraph pole' design mast with antennas and equipment cabinets and ancillary development, grass verge adjacent car park, Sea Road, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal correction to the report under Conclusions, second paragraph, penultimate sentence, "because it is difficult to **find** suitable locations", the Committee

RESOLVED

That an objection be raised to the application and that, as the statutory publicity period does not expire until 2nd November 2006, this decision be delegated to the Head of Planning Services in consultation with the Chairman.

CM/8/06 – Change of use of land to the playing of paintball games (dual Parish with M/81/06), Land at Baird's Farm, off Crookthorne Lane, Climping Having received a report on the matter, an assurance was sought that motorised vehicles would not become part of the business and so cause significant noise disturbance in the locality. It was agreed that an additional condition would be placed on any approval to prevent this and the Committee then

RESOLVED

That the application be approved as detailed in the report, subject to addition of the following Condition :-

“Condition 9 : No motorised vehicles shall be used in the playing of paintball games at the site.

Reason: In the interests of the amenities of the locality in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 and GEN32 of the Arun District Local Plan.”

B/6/06 – Change of use from bed and breakfast to single dwelling house, The Old Parsonage, Burpham Having received a report on the matter, Members were extremely concerned regarding the possibility of losing an important tourism facility in this vulnerable rural community. Questions were asked relating to the findings of the viability study that had been carried out and concerns raised regarding the Council's lack of resources to challenge the evidence that had been put forward. The Head of Planning Services and the Planning Solicitor gave advice at the meeting, following which the Committee was of the view that this matter was of sufficient importance that funding should be made available to enable the Council to seek a second opinion on an independent valuation and viability study of the existing use. The Committee therefore

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RESOLVED

That the application be deferred to enable the Council to seek a second opinion on an independent valuation and viability study of the existing use.

(Prior to consideration of the following application, Councillor Mrs Olliver had declared a personal interest as she was a member of the Town Council's Arts Regeneration Working Party. She remained in the meeting.

Councillor Butler also declared a personal interest as he was a member of Littlehampton Town Council's similarly titled Working Party. He remained in the meeting.)

BR/266/06 – Application under the Town & Country Planning General Regulations 1992 for a piece of artwork ('sun' sculpture) to be about 7 metres in height, The Junction of High Street and London Road, Bognor Regis
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/272/06 – Outline application to demolish existing two-storey building and erect four new town houses, Medici's Bar and Restaurant, The Esplanade, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional objections received, serious concerns were raised that the proposal did not adequately take account of the sensitive nature of the site within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area. It was felt that the layout, as illustrated, would not allow development of a sufficient standard for this important site. Following debate, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

(1) By reason of its mass, layout and height the proposal would be prejudicial to the character of the Bognor Regis (The Steyne and Waterloo Square) Conservation Area and damaging to the setting of the existing buildings of merit and interest within it, and therefore conflicts with Policies CH4 of the West Sussex Structure Plan and GEN7, GEN22 and AREA2 of the Arun District Local Plan.

(2) The proposal, if at three storey level, would be detrimental to the amenities of the occupiers of Connaught House to the west, in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(3) Insufficient information has been submitted on the design of the proposed houses, given the prominent location within the Conservation Area. The Local Planning Authority is unable to be satisfied that the resultant development would make the required contribution to the Conservation Area that this site demands. The proposal therefore is contrary to Policy CH4 of the West Sussex Structure Plan and Policy AREA2 of the Arun District Local Plan.

BR/275/06 – Conversion of the first and second floors of 2-10 Queensway to form 7 No. one bedroom and 3 No. two bedroom flats to first floor and 2 No. one bedroom and 3 No. two bedroom flats to second floor involving change of use at first floor from D2 to C3, 2-10 Queensway, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/104/06/A – Various externally illuminated signage, The Red Lion, 45 High Street, Arundel 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 Mrs Hazlehurst had declared a personal interest and left the meeting and did not vote.)

A/128/06 – Proposed double garage to front of premises, Fairhaven, North Drive, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representations received and an amendment to the Comment on Representations Received, 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 Dyball declared a personal interest as a member of Ham Manor Golf Club and left the meeting and did not vote.)

A/131/06 – Storage facility for greens equipment, Ham Manor Golf Club, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/208/06 – Construction of new dwelling adjoining 12 Cambridge Drive, 12 Cambridge Drive, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional objections received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/213/06 – 2 storey side extension, 32 Aldwick Avenue, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/215/06 – Proposed two storey and single storey side extensions and external alterations, 1 Densihale, Aldwick Fields, Aldwick Having received a report on the matter, together with the officer's written report update detailing substitute plans and resulting amended conditions, the Committee

RESOLVED

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

(Prior to consideration of the following application, Councillors Biss and Butler declared a prejudicial interest for the avoidance of bias and left the meeting and did not vote.)

AW/220/06/TEL – Prior notification for the installation of a radio base station comprising of 15m high “telegraph pole” telecommunications tower, 3 No. antennae, 1 No. 300mm diameter dish antenna, radio equipment housing and development ancillary thereto, Junction of Chalcraft Lane with Lower Bognor Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

427. ENFORCEMENT MATTERS

CIC/R/29/06 – Erection of a fence exceeding 1m in height adjacent to a highway, 1 Amberley Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That no enforcement action be taken in respect of this 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. The development does not have the benefit of planning permission and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

CIC/R/31/06 – Erection of a fence exceeding 1m in height adjacent to a highway, 23 Glenville Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That no enforcement action be taken in respect of this 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. The development does not have the benefit of planning permission and this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

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CON/AL/2/04 – Unauthorised change of use of land to use for siting on the land two mobile homes, Land at The Paddocks, Northfields Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the required authority be provided under Sections 178, 179 and/or 187B of the Town and Country Planning Act 1990 to institute legal proceedings for the failure to comply with the enforcement notice.

(The meeting concluded at 6.25 p.m.)