

DEVELOPMENT CONTROL COMMITTEE

28th June 2006 at 2.30 p.m.

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

Councillor Dingemans was also present for part of the meeting.

130. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Biss and Steward.

131. MINUTES

The Minutes of the meeting held on 7th June and the Special meeting held on 21st June 2006 were approved by the Committee as a correct record and signed by the Chairman.

132. DECLARATIONS OF INTEREST

Councillor Mrs Hazlehurst declared a prejudicial interest in Agenda Item 11, Planning Application R/129/06.

Councillors Lury and McDougall declared a prejudicial interest in Agenda Item 11, Planning Application R/86/06.

Councillor Mrs Stainton declared a prejudicial interest in Agenda Item 11, Planning Application FP/105/06.

133. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – EG/24/06 – REDEVELOPMENT COMPRISING 3 NO. ONE BED APARTMENTS AND 8 NO. TWO BED APARTMENTS, WESTHOLME, BARNHAM ROAD, EASTERGATE

The Committee received a report on a meeting of the Post Site Inspection Panel held on 13th June 2006 and

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RESOLVED

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

134. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – LU/125/06 – CHANGE OF USE FROM RESIDENTIAL PROPERTY TO COMMERCIAL PROPERTY FOR A DAY CARE NURSERY, 2B COURTWICK ROAD, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 13th June 2006, together with the officer's written report update detailing an additional condition in respect of pick up and drop off times for children attending the nursery. During the course of discussion concerns were expressed relating to highway safety issues regarding the location of the proposal and it was suggested and agreed that a temporary permission for one year should be initially set to enable a review of any problems that might arise to be undertaken. The Committee

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and the officer report update, subject to amendment of Condition 1 to read :-

“The use of the building hereby permitted shall be discontinued permanently and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of one year from the date of the implementation of the use.

Reason : to enable the Local Planning authority to review the special circumstances under which this permission is granted.”

135. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – P/39/06 – ERECTION OF 1 NO. SEMI-DETACHED TWO BED BUNGALOW TO THE SIDE OF 10 LINK WAY, ADJACENT TO 10 LINK WAY, PAGHAM

The Committee received a report on a meeting of the Post Site Inspection Panel held on 13th June 2006 and, following consideration

RESOLVED

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

(During the course of consideration of the following application, Councillor Butler declared a prejudicial interest and left the meeting and did not vote.)

136. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – PA/10/06 – INSTALLATION OF 10M HIGH DUAL TRANSFORMER TELECOMMUNICATIONS POLES WITH ASSOCIATED ANCILLARY EQUIPMENT CABINETS, LAND AT PATCHING HILL PUMPING STATION, LONG FURLONG, PATCHING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 13th June 2006, together with the officer's written report update detailing additional representations received and, following consideration

RESOLVED

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

137. PLANNING APPEALS

The Committee noted 7 new appeals that had been lodged.

138. PLANNING APPLICATIONS

WA/42/06 – Revision to house, garage and private front garden (amendment to WA/25/03), Plot 4, Former Deans Yard, Orchard Way, Fontwell Having received a report on the matter, together with the officer's written report update detailing an additional representation received, a request was put forward for the Site Inspection Panel to visit the site to assess the impact of the proposal on the neighbours in Hunters Mews. The Committee therefore

RESOLVED

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

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WA/50/06 – Demolition of existing bungalow and erection of chalet bungalow, Kimberley, Yapton Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

SL/16/06 – Extension to ground floor, first floor and proposed conservatory, The Cottage, Bridle Lane, Slindon 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 Lury and McDougall had declared a prejudicial interest and left the meeting and did not vote.)

R/86/05 – Outline application for residential development, 24 Flats, 44, 44a and 46 Ash Lane, 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 refused as detailed in the report.

R/115/06 – New dwelling unit (2 bedroom house), Part of land at 1 Woodlands Avenue, Rustington Having received a report on the matter, concerns were raised regarding the design of the proposal and its impact on the character of the area and next door neighbours. The Committee therefore

RESOLVED

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

(Prior to consideration of the following application, Councillor Mrs Hazlehurst had declared a prejudicial interest and left the meeting and did not vote.)

R/129/06 – Change of use of warehouse and parking area to car sales and customer parking, Warehouse B, Nairn House, Artex Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/37/06 – Proposed first floor extension, new conservatory, garage extension and alterations, 4 Norfolk Way, Middleton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/33/06 – Conversion of existing roof space to a single two bedroom flat, The Limes, Horsham Road, Findon Having received a report on the matter, together with the officer's verbal updated regarding an additional letter of objection received, 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 prejudicial interest and left the meeting and did not vote.)

FP/105/06 – 10 No. apartments within one block with associated garaging facilities together with two detached five bedroom dwellings with garaging incorporating associated facilities on land to the rear of "The Manor House", The Manor House, Limmer Lane, Felpham Having received a report on the matter, together with the officer's written report update detailing additional representations received and substitute/amended plans, the Committee was reminded that the Inspector's decision on the proposal that went to appeal was extremely important in relation to the considerations on this application. It was also highlighted in the report that, should the application be approved, a Section 106 Unilateral Undertaking must be received for the library contribution by 17th July 2006 and, if not, it would be

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refused on the grounds of lack of infrastructure requirements. Following debate, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to the Section 106 Unilateral Undertaking being submitted and agreed by 17th July 2006.

EP/69/06/PO – Application to discharge the planning obligation dated 17/03/95 restricting the occupation of the Wardens flat to persons of a State Pensionable Age, Midholme, Sea Lane Close, East Preston Having received a report on the matter, together with the officer's written report update detailing an amended officer report and recommendation, the Committee

RESOLVED

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

EP/75/06 – Extensions and alterations, 23 Selborne Way, East Preston Having received a report on the matter, together with verbal advice that the Parish Council had no objection to the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/48/06 – Demolish 252 Hawthorn Road and build new access way, build 5 No. 3 bedroom bungalows within the curtilages of 242, 244, 246, 248 and 252 Hawthorn road, Bognor Regis Having received a report on the matter, together with verbal advice on a further letter of objection that had been received, the Committee was of the view that a Site Inspection should take place to assess the impact of the proposal on the character of the area and on the neighbours. It was also agreed that it would be opportune to have a pre-Committee Site Inspection for Application BR/165/06, which was sited next door at 262 Hawthorn Road and which was for 48 sheltered flats.

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit this site and the site under Application BR/165/06 at 262 Hawthorn Road.

BR/151/06/L – Application for Listed Building Consent to attach flexible rope light to the vertical ribs of the bandstand roof, Bandstand, Esplanade, Bognor Regis 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.

On the meeting being reconvened the Committee agreed, at the request of the Chairman, that Application AW/88/06 be called forward for special reasons that had been explained to the Chairman.

AW/88/06 – Proposed detached garage, 4 Arun Way, Aldwick Bay Estate, Aldwick Having received a report on the matter, Members expressed views that this application should be refused for the same reason as a previous proposal as it was felt that the visual amenities of the area would be adversely affected. 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 garage to the front of the property would adversely affect the visual amenities of the area. The proposal is therefore contrary to Policies DEV1, CH1, LOC1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

AB/54/06 – Remove outbuilding, build double storey, side and rear dormer windows, rear single storey extension, side conservatory and front roof canopy (Resubmission following AB/5/06), Tortington House, Tortington Lane, Arunde! Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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AB/62/06 – Loft conversion to create bedroom and en-suite, dormer windows and rooflights, 80 Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/42/06/A – 1 No. non-illuminated fascia sign and 1 No. non-illuminated pole sign, The Car Care Centre, Roundstone Farm, Littlehampton Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/44/06 – Variation of Condition 3 of planning permission A/148/05 to relate to occupancy set out in unilateral agreement, Land South of A259, Littlehampton Road, Rustington Having received a report on the matter, together with the officer's clarification as to why a decision was required to regularise the position, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/64/06/A – 1 No. internally illuminated box sign and 1 No. internally illuminated fascia sign, Angmering Medical Centre, Station Road, Angmering Having received a report on the matter, the Committee did not agree with the officer recommendation to approve the proposal and, as the signs were already in situ, also agreed that enforcement action should be taken to have them removed. The Committee therefore

RESOLVED - That

(1) the application be refused for the following reason :-

“By reason of the number and position of signs, together with the method of illumination, it is considered that the signage detracts from the existing amenities of the locality and therefore is in conflict with Policies GEN7 and GEN33 and Supplementary Planning Guidance – advertisements of the Arun District Local Plan”; and

(2) enforcement proceedings be instituted to have the signs removed.

AW/81/06 – First floor pitched roof extension to form dressing room and balcony for existing master bedroom, 230 Manor Way, Aldwick Bay Estate, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/85/06 – Proposed extension to TV lounge and new double garage, 1 The Fairway, Aldwick Bay Estate, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/107/06 – Pitched roof extension to existing flat roofed garage for use as additional storage, 8 Old Farm Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

139. ENFORCEMENT MATTERS

CIC/BN/4/06 – Unauthorised Advertisement, Barnham Windmill, Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing additional objections received, the Committee

RESOLVED - That

(1) authority be granted under Section 224(3) of the Town and Country Planning Act 1990 to commence prosecution proceedings against the sign erected on the west side of the listed building;

(2) authority be granted under Section 172 of the Town and Country Planning Act 1990 to issue an Enforcement Notice requiring :-

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(a) removal of the large “Closed” sign on the west side of the listed building; and

(b) removal of all materials and supporting structures from the land

Period of Compliance 2 Weeks

(3) as the small hanging signs on the north side of the Windmill cause minimal harm to both the listed building and the local amenity, and in the absence of highway danger, 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 meeting concluded at 6.15 p.m.)