

DEVELOPMENT CONTROL COMMITTEE

30<sup>th</sup> August 2006 at 2.30 p.m.

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

(Note : Councillor Bower was absent from the meeting during consideration of the matters referred to in Minute 283 (from Planning Application BE/79/06 to Planning Application A/95/06).

Councillors Dendle and Wilby were also present for part of the meeting.

275. WELCOME

The Chairman welcomed Mr Jonathan Parsons to the meeting as the newly appointed Team Leader for Planning Services.

276. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler and Dyball.

277. MINUTES

The Minutes of the meeting held on 2<sup>nd</sup> August 2006 were approved by the Committee as a correct record and signed by the Chairman.

278. DECLARATIONS OF INTEREST

Councillor Biss gave notice of a prejudicial interest in Agenda Item 10, Planning Applications AW/180/06/TEL and BR/195/06.

Councillor Bower gave notice of a prejudicial interest in Agenda Item 10, Planning Application FG/72/06.

Councillor Brookman gave notice of a personal interest in Agenda Item 10, Planning Application B/6/06.

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Councillor Mrs Goad gave notice of a prejudicial interest in Agenda Item 10, Planning Application EG/56/06 and stated that Mrs Hall would chair the meeting in her absence for that item.

279. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – A/86/06 – APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPLICATION A/177/04 FOR ONE HOUSE, COPPER BEACH, HAM MANOR CLOSE, ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 8<sup>th</sup> August 2006, together with the officer report update detailing inclusion of Appendix 1 which had been omitted in error, and

RESOLVED

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

280. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – CM/4/06 – KITCHEN EXTENSION AND CAR PORT, 8 WOOLDRIDGE WALK, CLIMPING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 8<sup>th</sup> August 2006, together with the officer's written report update detailing an additional representation received, and

RESOLVED

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

281. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 4 appeals that had been heard.

282. TREE APPLICATIONS

AW/161/06/T – Surgery to 1 No. English Oak tree and fell 1 No. Yew tree, 38 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, Members accepted that the works to the English Oak were required in the interest of good husbandry but expressed their concern at the proposed

felling of the Yew tree. It was felt that, as the Yew tree was the subject of a Tree Preservation Order (TPO) and was of historic value to the Area of Special Character, the application should be refused. The Committee therefore did not accept the officer recommendation to approve and

#### RESOLVED

That the application be refused for the following reason :-

“The Yew tree makes a significant contribution to the character of the area and therefore, in the absence of any arboricultural justification, the loss of the tree would be detrimental to the visual amenities of the locality which is a designated Area of Special Character. The tree is covered by a Tree Preservation Order and is also of significant historic importance within the Craigweil Estate. The proposal is therefore in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 and AREA1 of the Arun District Local Plan.”

#### 283. PLANNING APPLICATIONS

M/76/06 – Rear extension, Robins Retreat, 1 West Close, Middleton on Sea 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.

*(Prior to consideration of the following application, Councillor Brookman declared a personal interest as the Cabinet Member for the Environment involved in waste issues for the Council.)*

LU/194/06 – Variation of conditions 2 & 14 of planning permission LU/313/04 to permit the sale of compost derived from recycled green waste. This application will be determined by West Sussex County Council, Littlehampton Household Waste Recycling Site, Land off Mill Lane, Littlehampton Having received a report on the matter, together with the officer’s written report update detailing a supporting letter from the agent, Members wished it to be emphasised to the County Council that only sealed bags of compost should be for sale at the site and that a temporary permission of one year should be granted in order to assess the implications of the proposals on local residents. The Committee

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RESOLVED

That no objection be raised to this application but that the County Council be informed of this Council's view that only sealed bags of compost should be for sale at the site and that a temporary permission of one year should be granted in order to assess the implications of the proposals on local residents.

LU/216/06 – Proposed alterations to convert existing integral garage to en-suite bedroom & utility room to kitchen, 89 Norfolk Road, Littlehampton  
Having received a report on the matter, concerns were raised that the proposal would significantly alter the appearance of the terrace and would have a detrimental impact on that part of Norfolk Road. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The removal of the garage doors would compromise the visual symmetry of the terrace and thereby conflict with the character and appearance of the locality. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

*(Councillor Bower had declared a prejudicial interest in the following application as a contractor for the company currently on the site and left the meeting and did not vote.)*

FG/72/06 – Approval of reserved matters following outline consent FG/109/05 for 5 No. dwellings and access road, 44 Brook Lane, Ferring  
Having received a report on the matter, together with the officer's written report update detailing an additional representation from Ferring Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Councillor Mrs Goad had declared a prejudicial interest in the following application as the site abuts the end of her garden and left the meeting and did not vote. Councillor Mrs Hall took the Chair.)*

EG/56/06 – Demolition of No. 144 Barnham Road and the erection of 2, 3, 4 and 5 bedroom detached/semi detached/terraced and apartments, associated garaging and vehicular access, 138-146 Barnham Road, Eastergate Having received a report on the matter, the Committee was reminded by the Planning Team Leader that two previous applications on this site had only been upheld at appeal due to the lack of open space and that Circular 8/93 stated that it was a material planning consideration to take account of Planning Inspectors' decisions. He cautioned Members that an award of costs might go against the Council if it was felt that an unreasonable decision had been taken. Officers were of the view that this issue had been satisfactorily addressed by the applicant as the layout now met the open space allocation.

Members expressed concerns that the Areas of Special Character in the District were in danger of being eroded and should be protected. It was felt that this proposal was not appropriate in this particular Area of Special Character. Further advice was given by the Team Leader regarding the comments of the Planning Inspectors and, in addition, that 30 dwelling per hectare was acceptable in this location.

However, Members did not accept the officer recommendation to approve the application and

#### RESOLVED

That the application be refused for the following reason :-

“The proposals, by reason of their number, would represent an overdevelopment of the site that would be out of keeping with the locality which is designated as an Area of Special Character and makes no contribution. The proposals would therefore be contrary to Policies DEV1, LOC1 and CH1 of the West Sussex Structure Plan and Policies GEN7 and AREA1 of the Arun District Local Plan.”

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*(Prior to consideration of the following application, Councillor Brookman had declared a personal interest as he was involved in purchasing a similar business, albeit out of the District)*

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, together with the officer's written report update detailing an additional representation received, concerns were raised that this proposal was in conflict with the Council's Priorities of economic regeneration in the District. A request was made that the application be deferred to obtain comments from the Council's Economic Regeneration Officer and for consultation to be undertaken with Visit Britain. The Committee therefore

RESOLVED

That the application be deferred to await comments from the Council's Economic Regeneration Officer and a consultation response from Visit Britain.

BR/170/06/PO – Application to discharge the planning obligation dated 30/11/84 restricting the occupation of the flat to persons of a State Pensionable Age, 11 Russell Place, High Street, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional objection received, concerns were raised that residents had purchased their flats on the understanding that all the occupants of Russell Place would be of retirement age and to now lift the planning restriction would set an unfair precedent. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed lifting of the existing agreement could result in the property being used by persons of a non state pensionable age which would be detrimental to the residential amenities of the rest of the occupiers of Russell Place, contrary to Policy DEV22 of the Arun District Local Plan.”

BR/181/06 – Replacement Co-Op Community Supermarket plus 24 apartments, parking and change of use to garden, 152-156 Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/183/06 – Replacement Co-op Community Supermarket plus 7 No. Apartments over 152-156 Hawthorn Road, 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 prejudicial interest as a Member of the Youth Club Committee and left the meeting and did not vote.)*

BR/195/06 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for 1 No. portable storage unit anti vandal steel. Vacant land adj. Westloats Youth Club, Westloats Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional consultation responses, corrected address for the application, receipt of amended plans and subsequent amended conditions, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/224/06 – Change of use from residential dwelling to B1 (offices), Greyfriars, 36 Victoria Drive, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, receipt of amended plans and subsequent amended conditions, concerns were raised with regard to the access to the site and car parking. It was suggested and agreed that a Site Inspection should take place and officers were requested to contact the County Highways Officer to seek his attendance as well. The Committee then

RESOLVED

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

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BE/79/06 – Sub division of existing house into 2 No. 3 bedroom semi-detached houses, Orchard House, Charnwood Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a correction to the report, a request was made that the Site Inspection Panel should visit the site to assess the impact of the proposal on the street scene. The Committee agreed and

RESOLVED

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

BN/25/06 – Proposed revision to Plot B and re-siting of Plot A by 1 metre to the north (Resubmission BN/14/05), Land adjacent to Sherwood House, Lake Lane, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/36/06 – Single storey living room and study extension, Laurell, Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing an additional representation received from Barnham Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/95/06 – Approval of Reserved Matters following outline permission **A/70/05** (Not A/122/05 as incorrectly described in the report) for the demolition of the existing house and outbuildings – residential redevelopment to provide 8 two bed apartments, Dane Acre, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing various issues including amendment to the heading, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/122/06 – Demolition of existing house and garage, erection of house and garage, Site of 72 The Drive, Aldwick 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.

AW/128/06 – Proposed first floor extension over existing flat roofed garage, 74 The Drive, Craigweil Estate, Aldwick 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 prejudicial interest for the avoidance of bias and left the meeting and did not vote.)*

AW/180/06/TEL – Prior approval application for the installation of a radio base station comprising a 10m high timber telegraph pole, supporting a tri-sector antennae unit coloured brown with an overall height of 12m together with one outdoor cabinet coloured olive green plus ancillary development, Highway verge at junction of Fish Lane and High Trees, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That an objection be raised to the application and, as the statutory period does not expire until 14<sup>th</sup> September 2006, the decision be delegated to the Head of Planning Services in consultation with the Chairman.

284. DIVERSION OF FOOTPATH NO. 326 IN THE PARISH OF YAPTON/BARNHAM UNDER SECTION 119 HIGHWAYS ACT 1980

The Committee received a report from the Planning Solicitor which requested Committee approval for the diversion of Footpath No. 326 in the Parish of Yapton/Barnham. Members were advised as to why this matter had been brought once more to Committee as Full Council had already recommended the diversion of the footpath on 9<sup>th</sup> February 2005.

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Following consideration, the Committee

**RECOMMEND TO FULL COUNCIL**

That an Order be made and advertised for diversion of the footpath so that the existing route shown by a bold black line on the attached plan is diverted so that the footpath proceeds along the new route shown by a broken bold back line on the plan.

(The meeting concluded at 6.40 p.m.)