

DEVELOPMENT CONTROL COMMITTEE

16th March 2005 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Mrs Brown, Butler, Dyball, Gammon (substituting for Councillor Brookman), Mrs Hall, Haymes, Mrs Hazlehurst, Hill, Mrs Maconachie, Mrs Olliver, Scutt and Mrs Stainton.

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillors Biss and Dyball, Minute 968 (from Application A/15/05) to Minute 969; and Councillor Butler, Minute 969.).

964. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Brookman.

965. MINUTES

The Minutes of the meeting held on 16th February 2005 were approved by the Committee as a correct record and signed by the Chairman.

966. DECLARATIONS OF INTEREST

Councillors Biss declared a prejudicial interest in Applications R/38/05, LU/34/05/TEL, LU/36/05 and AW/31/05.

Councillor Mrs Brown declared a prejudicial interest in Application AW/31/05.

Councillor Butler declared a prejudicial interest in Applications R/38/05, LU/34/05/TEL, LU/36/05 and AW/31/05.

Councillor Gammon declared a prejudicial interest in Applications LU/518/04/T and LU/36/05.

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Councillor Mrs Maconachie declared a prejudicial interest in Application Y/7/05/PO.

967. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION M/136/04 – 1 NO. REPLACEMENT DWELLING, 2 EAST CLOSE, MIDDLETON

In receiving a report on a meeting of the Post Site Inspection Panel held on 22nd February 2005, together with the officer's written report update detailing an additional letter of objection, the Committee agreed with the Panel's recommendation and, following consideration of the matter

RESOLVED

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

968. PLANNING APPEALS

The Committee noted 10 new appeals that had been lodged and 10 appeals that had been heard.

969. PLANNING APPLICATIONS

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

Y/7/05/PO – Application to discharge planning obligation dated 14th March 1995 imposed on Y/52/94, relating to the selling or letting of land, Church Lane Nursery, Church Lane, Yapton 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.

WA/69/04 – Change of use of land and buildings to agricultural and horticultural haulage yard, associated access improvements, Land at Poplar Nurseries, Yapton Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing a consultation response, an additional representation received and an additional condition to be added, together with an Informative relating to the Wildlife Act, Members agreed to an amendment to Condition 6 to prevent the maintenance of

vehicles other than those relating to the agricultural use being carried out at the site. The Committee then

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to amendment of Condition 6 to read :-

“Maintenance of the vehicles relating to the use shall only take place within the shed currently on site and not within the greenhouses or outside the building.

WA/70/04 – Variation of condition imposed on planning permission WA/9/86 restricting occupation of dwelling to persons solely and mainly employed in agriculture or forestry, or in agricultural and horticultural haulage at Poplar Nurseries, Poplar House (formerly Borderline), Poplar Nursery, Yapton Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

R/14/05 – Change of use from dwelling to a children’s day care nursery in respect of part of the property, Allangate House, Station Road, Rustington Having received a report on the matter, together with the officer’s written report update detailing an additional representation received and amended conditions, concerns were raised that this proposal was out of keeping in a residential area with regard to noise and that the envisaged increase in traffic movements was unacceptable. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“By reason of the number of children proposed the use would generate an unacceptable level of disturbance onto neighbouring properties by noise and traffic movements. The use will thereby be an unneighbourly form of development and out of character with existing residential amenities and therefore be contrary to Policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

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R/31/05 – Refurbishment and extension of existing public conveniences to provide new male, female and disabled toilets, caretakers offices and visitor information centre, Public Conveniences, Churchill Parade Car Park, Rustington Having received a report on the matter, together with the officer's written report update detailing the deletion of Condition 2 as the applicants had submitted a schedule of materials to be used for the roof and walls of the proposed development, the Committee

RESOLVED

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

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

R/38/05/TEL – Prior approval for the installation of a 15m slimline monopole with 3 shrouded antennas and an adjacent equipment cabinet, Verge outside Rustington Methodist Church, Cligmar Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That an objection be raised to the application, as detailed in the report.

P/4/05 – Proposed first floor extension for two bedrooms (resubmission following P/58/04), 98 Pagham Road, Pagham Having received a report on the matter, together with the officer's written report update detailing an amendment to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/12/05 – New club building following total loss of original through fire, Pagham Beach Club, 2 West Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing omission of 2 pages of the report and reproduction of the report as it should have been in the Agenda, and additional representations received, concerns were raised regarding the position and siting of the replacement building, which, it was felt, would have a detrimental effect on the Area of Special Character. The proximity of the beer garden and children's play area to neighbouring properties was also felt to be unacceptable due to the potential

for noise. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“By reason of its siting and design the proposed club house will be detrimental to the visual amenities of the area, which is designated as an Area of Special Character. The proposal will also be unneighbourly to the immediate neighbours by reason of noise emanating from the open areas around the building. The proposal is therefore contrary to Policies LOC1, DEV1, CH1 of the West Sussex Structure Plan and Policies GEN7 and AREA1 of the Arun District Local Plan.”

P/136/04 – Porch and conservatory to rear, 28 Conway Drive, Pagham
Having received a report on the matter, the view was expressed that the porch relating to this retrospective application was acceptable but that the conservatory, due to its size, was unneighbourly as far as noise was concerned. On being put to the vote the Committee did not accept the officer recommendation to approve the application.

Advice was then given to Members by the Head of Planning Services and the Planning Solicitor as, based on the debate, officers could not put forward any valid reasons to refuse the proposal at this meeting. The Committee then

RESOLVED

That the application be deferred to enable officers to present a further report on whether there were any valid reasons for refusal.

P/139/04 – Dormer extension to form additional bedroom, 16 Pagham Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

LU/34/05/TEL – Prior approval for installation of a 15m slimline monopole with 3 shrouded antennas and an equipment cabinet (re-submission following LU/14/05/TEL), North/West of roundabout, Worthing Road/A259 Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response and additional representations received, the Committee was also requested to delegate the decision to officers, in consultation with the Chairman, as the statutory publication period did not expire until 17th March 2005. Following consideration, the Committee

RESOLVED

That an objection be raised to the application and that the decision be delegated to officers, in consultation with the Chairman.

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

LU/36/05 – Upgrade of existing roof top base station from 2G to 3G including replacement of existing cabinets with a cabin, relocation of 3 antennas and addition of a meter cabinet at ground floor level, Kingmere, South Terrace/Granville Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing substitute plans and additional condition, information and representations, and advice from the Head of Planning Services, the Committee

RESOLVED

That the application be approved as detailed in the report.

The Chairman then called a 15 minute adjournment to the meeting.

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

LU/518/04/T – Lopping and topping of 4 Fir Trees, Land to rear of 4 Orchard Park and west of Harebell Close off Worthing Road, Littlehampton
Having received a report on the matter, the Committee was of the view that, in light of the fact that the proposed reduction in height of the trees was to be 3-4 metres, it needed to know the actual height of the trees at the present time in order to determine the matter. This information could not be supplied and officers were therefore requested to provide it for next meeting. The Committee then

RESOLVED

That the application be deferred to enable officers to provide information on the present height of the trees.

FG/152/04 – Outline application for the demolition of existing dwelling and erection of 2 No. chalet bungalows and 5 No. age restricted dwellings, 1 Beehive Lane, Ferring The Committee was advised that this application had been withdrawn.

EP/13/05 – Proposed 4 No. garages with loft room over, Rear of Forge House, The Street, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations received, Members were concerned regarding the overbearing nature of the proposal and felt that it was too high and too big. The Committee did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“By reason of its height the garage building represents a visually unacceptable form of development which would be unneighbourly and out of character with the locality and is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

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BR/32/05 – Demolition of existing property and construct new therapeutic safe house, Bridge House, 21-23 Canada Grove, Bognor Regis
Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/165/04/L – Application for Listed Building Consent to replace critical windows at rear with sliding sashes, construct small lobby to garden and install log burner Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/15/05 – Single storey rear extension, The Laurels, Dappers Lane, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/157/04 – Change of use of amenity land to private residential garden land together with the erection of a 1 metre fence, Land adjacent to 6 Highfield Close, Angmering Having received a report on the matter, Members were reminded that this matter had been deferred from the meeting on 16th February 2005 to enable officers to determine whether the ownership certificate was correct. It had now been confirmed that it was and, following consideration, the Committee

RESOLVED

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

AW/11/05 – Conversion of store into dwelling house plus new dormer windows, conversion of store to one bed flat with access porch and associated parking (Resubmission following AW/234/04), 14 Rose Green Road, 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, Councillors Mrs Brown and Butler had declared a prejudicial interest and left the meeting and did not vote.)

AW/31/05 – Redevelopment of existing 15m timber monopole by the erection of a 20.8m high dual monopole with 3 antennas – one 600mm diameter and one 300mm diameter dish antenna for Hutchison 3G and 3 antennas for O₂ UK Ltd with associated radio equipment housing and development ancillary thereto, Southern Water Compound, Silverston Avenue, Aldwick Having received a report on the matter, together with the officer report update detailing additional representations received, the Committee was requested to delegate the decision to officers, in consultation with the Chairman, as the statutory publication period did not expire until 17th March 2005. Following consideration, the Committee

RESOLVED

That the application be refused as detailed in the report and that the decision be delegated to officers, in consultation with the Chairman.

970. ENFORCEMENT MATTERS

CIC/BR/53/04 – Unauthorised building, 26 Pevensey Road, Bognor Regis Having received a report on the matter, together with the officer report update detailing the site plan, the Committee

RESOLVED

That no further action be taken but the owner be advised that the development does not have the benefit of planning permission. This fact will be revealed on CON/29/A when a local land charges search is undertaken.

CON/FG/13/04 – Unauthorised advertising hoarding, Viceroy Court, Ferringham Lane, Ferring Having received a report on the matter, Members were advised that, since the report was written, a planning application had been submitted and it was proposed that this matter should be deferred to enable the application to be given due consideration. The Committee therefore

RESOLVED

That the matter be deferred to allow consideration of the relevant planning application.

(The meeting concluded at 6.29 pm)

