

DEVELOPMENT CONTROL COMMITTEE

13th April 2005 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Brookman, Mrs Brown, Butler, 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 :- Councillor Mrs Olliver, Minutes 1016 (part, from Application BR/21/05) to 1017; and Councillor Scutt, Minutes 1012 to 1015.)

Councillor Dixon was also present for part of the meeting.

1012. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Dyball.

1013. MINUTES

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

1014. DECLARATIONS OF INTEREST

Councillors Biss and Butler declared a prejudicial interest in Application FG/26/05/TEL.

Councillor Haymes declared a personal and prejudicial interest in Application Y/18/05

1015. PLANNING APPEALS

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

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1016. PLANNING APPLICATIONS

AL/14/05 – Garage conversion to annexe (re-submission of AL/112/04), The Red Cottage, Westergate Street, Westergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/118/04 & BE/116/04 – Planning application and environmental statement to extend Lidsey Landfill and continue waste disposal operations incorporating a minor revision to existing landfill and planning consents AL/50/94 and BE/26/94 to allow marriage of the two working areas and the continued use of the existing site infrastructure until site completion and to permit the export of surplus clay. Main File (Dual Parish with BE/116/04). This application will be determined by West Sussex County Council. This application is a departure from the Development Plan Having received a report on the matter, together with the concerns expressed by Members and the local community relating in particular to potential flooding, litter, the impact of bio aerosols and vermin, it was suggested and agreed that an objection should be raised to the application for the reasons detailed in the report and that an informative would be sent to West Sussex County Council highlighting the points covered at this meeting. The Committee then

RESOLVED

That an objection be raised to the proposal.

AW/5/05/T – Topping and lopping of 2 No. Holm Oak Trees and 1 No. Sycamore tree Having received a report on the matter, a proposal was put forward that the application should be deferred to enable officers to bring back further information with particular regard to the actual measurements of the trees in question, both before and after the proposed works. The Committee therefore

RESOLVED

That the application be deferred to enable officers to bring back further information to the next meeting.

AW/21/05/T – Hard prune to height of previous hard prune the Tamarix hedge running adjacent to Marine Drive West, from Silverston Avenue, east to Nyewood Lane, Marine Drive West, Opposite Marine Park Gardens, Aldwick Having received a report on the matter, concerns were raised that the proposed works should not be carried out during the nesting period as defined under Part 1 of the Wildlife and Countryside Act 1981 and an officer assurance was given that this fact would be highlighted to the applicant (the Council's Parks Department). The Committee

RESOLVED

That the application be approved as detailed in the report.

AW/25/05/T – Raise crowns of 3 sycamore trees by removing the lower branches and then reduce remaining crowns by 25%, Aldwick Place Private Estate, Common Area, Corner Aldwick Place/Wallfield, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/27/05/T – Fell one Ash tree and one Robinia tree, 8 Alexander Close and land adjacent, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/30/05 – Erection of detached bungalow. Alternative scheme to attached bungalow permitted under AW/215/04, 2 Worcester Close, West Meads Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/40/05 – Rear first floor bedroom extension and side utility extension, 14 Arun Way, Aldwick Bay Estate, Aldwick Having received a report on the matter, together with the officer report update detailing additions to the 'Relevant Planning History', the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/20/05 – Ground floor extension to provide a new kitchen and bedroom, The Round House, 31 Mount Pleasant, Arundel Having received a report on the matter, together with the officer's written report update which detailed two additional representations, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/21/05 – Outline application for single detached dwelling, land adjacent to 126 Chichester Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal update that Condition 6 should relate to amended plans submitted on 12th April 2004, a request was made that a Site Inspection should take place to assess whether the proposal might be unneighbourly and an overdevelopment of the site. The Committee therefore

RESOLVED

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

BR/77/05 – Extend existing railway ticket office and extend existing train lock up area, Miniature Railway, Hotham Park, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional consultation responses 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 had declared a prejudicial interest and left the meeting and did not vote.)

FG/26/05/TEL – Prior approval for the installation of a 10m high streetworks monopole complete with 1 No. shrouded tri-sector antenna; one cabinet measuring 0.575m x 1.860m x 1.330m located at the base of the streetworks pole which has been designed to look like a streetlight pole, Grass verge in front of Ferring Centre, Greystoke Road, Ferring Having received a report on the matter, the Chairman called a 5 minute adjournment to the proceedings to enable Members to read the officer's written report update detailing a consultation response and additional representations received. Members were also advised that a further letter of objection had been received from a resident who lived more than 250m from the application site. Following advice from the Assistant Lawyer, the Committee

RESOLVED

That no objection be raised to the application.

FN/18/05/T – Felling and surgery to various trees, Convent Gardens, Nepcote Lane, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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 This application had been considered at the meeting on 16th March and deferred to enable officers to ascertain the present height of the trees to be lopped. Having now received a report detailing this information, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 13.04.05.

LY/6/05 – Increase height of existing fence to 1.8m and widen splay area by 1m, April Cottage, Crossbush Lane, Nr Arundel Having received a report on the matter, together with the officer's written report update detailing supporting information that had been received from the applicant, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/7/05 – Farm building extensions and replacement offices, Sefter Farm, Pagham Road, Pagham Having received a report on the matter, a concern was raised with regard to the safety of employees who might cycle to work and it was hoped that this would be taken account of in the Company's Green Travel Plan. The Committee

RESOLVED

That the application be approved as detailed in the report.

P/136/04 – Porch and Conservatory to the rear, 28 Conway Drive, Pagham This application had been deferred at the meeting held on 16th March 2005 in order for officers to report whether there were planning grounds to refuse the application. Having now received a further report which stated that it was considered that there were no valid planning reasons for the refusal of the application, the Committee

RESOLVED

That the application be approved as detailed at Appendix 1 to the report, subject to the addition of an Informative to read :-

“The applicant should satisfy himself that the conservatory and porch meet the requirements of any other legislation that may be applicable, for example, the Building Regulations, Party Wall Act, etc.

R/53/05 – Concrete garage/storage facility, single storey, Land to rear of Rustington Youth Centre, Woodlands Recreation Ground, Woodlands Avenue, Rustington Having received a report on the matter, together with verbal advice that this was a Parish Council application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

Y/18/05 – Demolish existing single storey building, replace electric switchgear and meter section, Woodlands Park, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

1017. ENFORCEMENT MATTERS

CON/FG/13/04 – Unauthorised Advertising Hoarding, Viceroy Court, Ferringham Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing a late consideration, the Committee

RESOLVED

That authority be granted under Section 224(2) and (3) of the Town and Country Planning Act 1990 to commence prosecution proceedings and issue an Enforcement Notice requiring the 'Removal of the advertising hoarding permanently from the land. Period of Compliance : 1 month'.

(The meeting concluded at 5.05 pm)