

DEVELOPMENT CONTROL COMMITTEE

11th May 2005 at 2.30 p.m.

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

(Note : Councillor Butler was absent from the meeting during consideration of the matters referred to in Minute 1060 (from Application AW/56/05/t) and Minute 1061.

Councillor Wingrove was also present for part of the meeting.

1055. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Brown.

1056. MINUTES

The Minutes of the meeting held on 13th April 2005 were approved by the Committee as a correct record and signed by the Chairman.

1057. DECLARATIONS OF INTEREST

Councillors Biss and Butler declared a prejudicial interest in Agenda Item 8, Planning Applications LU/103/05, BE/27/05 and A/34/05.

Councillor Dyball declared a personal interest in Agenda Item 8, Planning Application LU/103/05.

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1058. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION BR/21/05 – OUTLINE APPLICATION FOR SINGLE DETACHED DWELLING, LAND ADJACENT TO 126 CHICHESTER ROAD, BOGNOR REGIS LANNING APPEALS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 19th April 2005, together with the officer written report update which advised that County Highways had no objection to the proposal, and, following comments from members of the Site Inspection Panel that this was considered to be an overdevelopment of the site and unneighbourly, the Committee did not accept the original officer recommendation to approve the proposal and

RESOLVED

That the development be refused for the following reason :-

“Having regard to the area of the site and its relationship to the existing residential property the proposal would give rise to an unneighbourly form of development which would represent an overdevelopment of the site which would be prejudicial to the amenities of the locality in conflict with Policies DEV1 and LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

1059. PLANNING APPEALS

The Committee noted 6 new appeals that had been lodged and 5 appeals that had been heard.

1060. PLANNING APPLICATIONS

SL/9/05 – Continuance of use without compliance with Condition No 6 imposed on planning permission SL/40/99 – use of crèche/staff building for B1 purposes, Stoneyfield Farm, Shellbridge Road, Slindon 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/1/05 & A/11/L/118/04 & BE/116/04 – Change of use from mushroom production facility in-vessel composting unit for green and kitchen waste to include new buildings, concrete maturation pad and perimeter fence. This application is accompanied by an Environmental Statement, The Vinery, Arundel Road, Poling Having received a report on the matter, the Committee acknowledged that this proposal would be determined by West Sussex County Council but requested a site visit to ascertain the proximity of the site to existing properties to fully inform its response to the County Council and therefore

RESOLVED

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

P/17/05 – Erection of two detached houses and two double garages, Plots 8 and 9 Brooks End, Pagham Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Council's Engineers, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/15/05/T – Surgery to 1 No.Oak Tree to include lopping of crown by 25% and removal of large branch running along rear garden of 2 Hadley Close, 2 & 3 Hadley Close, Middleton on Sea Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/60/05 – Conservatory and garage extension, 49 Westlands, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/84/05 – Demolition of single garage and construction of new two bedroom detached bungalow and garage (re-submission following LU/370/04), 1 Seaton Close, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response from the County Surveyor and two additional representations, officers were reminded that the Wildlife Information had not been included in the Conditions. The Committee therefore

RESOLVED

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

"The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc during this period could lead to an offence under the Act"

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

LU/103/05 – Proposed 2 No. Vodafone panel antenna in a GRP shroud extension to the existing plant room. 1 No. panel antenna to be mounted to the eastern wall of the Dance Industry and painted to match existing brickwork. Equipment cabinets to be located internally, Dance Industry Limited, Sparks Court, Off Clifton Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amended description deleting 1 No. panel antenna, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/10/05 – Loft extension and internal alterations, 49 Coastal Road, Kingston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/74/04 – Demolition of a six bedroom detached dwelling and 1,605 square metres of commercial buildings and the erection of four detached dwellings. Departure from the Development Plan. Soldiers Field Yard, Nepcote Lane, Findon Having received a report on the matter, views were expressed that the situation had not changed since a proposal on this site had been refused in September 2003. Concerns were also raised that the development would not meet the needs of the local community by way of affordable housing. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reasons :-

“(1) The site lies within an area designated under the provisions of the National Parks and Access to the Countryside Act 1949 as an Area of Outstanding Natural Beauty and the proposal would conflict with Policies CH2 of the West Sussex Structure Plan and AREA9 of the Arun District Local Plan, which requires that within such areas there will be a strong presumption against development or changes of use or management which would be harmful to their visual quality and essential characteristics. The proposed development which comprises substantial buildings, would give rise to a built up appearance which would erode the open and rural character of the site and its surroundings.

(2) The proposal does not provide a level of affordable housing as required by Policy DEV18 (Affordable Housing Outside the Built-Up Area) of the Arun District Local Plan.”

FG/25/05 – Demolition of bungalow and erection of two No. chalet bungalows (Resubmission following FG/148/04), 2 Beehive Lane, Ferring Having received a report on the matter, together with the officer’s written report update detailing an additional representation received, a request was made that this application be deferred to the next meeting to enable Members to be appraised of the imminent appeal decision on a previous application on this site. The Committee therefore

RESOLVED

That the application be deferred to the next meeting.

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FG/27/05/A – 2 sets of illuminated letters, 1 No. illuminated griffin logo sign, 1 No. non-illuminated totem sign and 1 No. non-illuminated direction sign (resubmission following FG/10/05/A), Frosts, 50 Ferring Street, Ferring
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/36/05 – Outline application for erection of one detached two storey dwelling with double garage, land to the south of 68 Sea Lane, East Preston
Having received a report on the matter, concerns were raised regarding the felling of trees within the proposed development and a request was made for a site visit to be undertaken to enable Members to obtain visual clarity of the proposal. The Committee

RESOLVED

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

(Prior to consideration of the following application, Councillor Biss declared a personal interest as Chairman of Climping Parish Council and stated that he had taken no part in any debate on the matter by the Parish Council.)

CM/4/05 – Part single, part double storey extension and new front porch, 3 Kents Cottages, Brookpit Lane, Clymping
Having received a report on the matter, together with the officer's written report update detailing an additional representation from the Parish Council and an amendment to condition 2 regarding a screen to the balcony, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 2 to read :-

“The **screen to the** balcony hereby permitted to the south elevation shall at all times be to a height of 1.8 metres and constructed of opaque glass.”

BR/69/05 – Demolition of Ingleby Lodge and erection of 37 sheltered apartments (Category 11) for the elderly, house manager’s accommodation and ancillary facilities in one block, Ingleby Lodge, Upper Bognor Road, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing additional information, the Chairman called a short adjournment to the meeting to enable Members to read the further information circulated. Following consideration, a request was made for a site visit to take place to assess the proximity of the proposal to the A259 and the impact on the houses to the east of the site. The Committee

RESOLVED

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

BR/70/05/CA – Application for Conservation Area Consent for demolition of 26A Upper Bognor Road comprising Ingleby Lodge and conservatory and single wing to 24 Upper Bognor Road, Ingleby Lodge, Upper Bognor Road, Bognor Regis Having received a report on the matter, it was agreed that this item should be deferred to await the outcome of the site visit on the previous application. The Committee therefore

RESOLVED

That the application be deferred to the next meeting.

BR/76/05 – Demolition of existing garage, construction of new 2 storey extension to replace garage and create new bedroom over (resubmission following BR/12/05), 14 Madeira Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/10/05 – Demolition of existing dwelling house, shop and storage buildings and erection of new shop and 6 No. flats together with associated parking, 377-379 Chichester Road, Bognor Regis 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, Councillor Biss and Butler had declared a prejudicial interest and left the meeting and did not vote.)

BE/27/05 – Replacement of existing 15m telecommunications mast with a 20m mast to enable Vodafone to share the structure. Vodafone require 3 No. additional antennas, 2 No. 600mm transmission dishes, 1 No. 3G cabinet and associated development, Existing Orange Mast, Chalcraft Lane, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/22/05 – Dormers to existing bedrooms at second floor level, conversion of upper part of outbuilding to form bedroom and en-suite including dormers to east and west elevations, Hanger Down House, Priory Lane, Arunde 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 and Butler had declared a prejudicial interest and left the meeting and did not vote.)

A/34/05 – 18m high MTA lattice mast with 6 No. proposed Vodafone panel antenna, 1 No. 300mm dish, 1 No. 600mm dish, 2 No. Vodafone outdoor equipment cabinets and development ancillary thereto, Rustington Golf Centre, Golfers Lane, Angmering 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.

AW/41/05/T – Fell 1 No. Maple and 1 No. Cypress, lift crown and prune 1 No. Lime, thin and prune 1 No. Hawthorn, Verges at 28 and 30 Kingsway, 47 The Drive, Clockhouse, 44 Kingsway and 3 Wychwood Walk, Aldwick
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/43/05 – Permanent retention of 1.8m concrete post and boarded fence, 10 Blondell Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/46/05 – Demolition of existing garage, new build of extension with integral garage and bedroom with en-suite bathroom over, 4 Meadow Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/47/05/T – Lop one Sycamore tree, 1 Willow Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/50/05 – First floor pitched roof extension providing 2 No bedrooms, removal of garage flat roof below and extension to garage, 34 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional information and representations received, the Chairman called a short adjournment to enable Members to digest the information before them. Following consideration, it was agreed that a site visit should take place to assess the impact of the proposal on the building and the street scene. The Committee therefore

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RESOLVED

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

AW/56/05/T – Lop 4 No Oak trees, 110 Barrack Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/59/05 – Proposed dormer for additional en-suite bedroom; demolish existing single garage and outbuildings for extension to existing kitchen, utility and conservatory; provide additional entrance for swept driveway, 1 Tithe Barn Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

1061. ENFORCEMENT MATTERS

CONLY/1/05 – Unauthorised Signage, Crossbush Travel Inn, Crossbush Lane, Lyminster Having received a report on the matter, 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 all unauthorised advertising signs permanently from the land. Period of Compliance : 1 month'.

(The meeting concluded at 5.59 pm)