

DEVELOPMENT CONTROL COMMITTEE

6<sup>th</sup> July 2005 at 2.30 p.m.

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

(Note : Councillor Butler was absent from the meeting during consideration of the matters referred to in Minutes 98 to 102 (part.))

Councillor Tyler was also present for part of the meeting.

98. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Brown, Mrs Daniells and Menzies.

99. MINUTES

The Minutes of the two meetings held on 8<sup>th</sup> June 2005 were approved by the Committee as a correct record and signed by the Chairman.

100. DECLARATIONS OF INTEREST

There were no declarations of interest made.

101. ACTION IN RELATION TO ERECTION OF GARAGE (Exempt – Paragraph 12(a) – Legal Proceedings By or Against the Authority)

The Chairman agreed that the above should be considered as a matter of urgency as it had been omitted from the Agenda in error and a Committee decision was required.

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102. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION Y/27/05 – ERECTION OF SINGLE DETACHED CHALET BUNGALOW AND GARAGE, LAND ADJACENT TO CLYDE COTTAGE, BILSHAM ROAD, YAPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 14<sup>th</sup> June 2005 and

RESOLVED

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

103. PLANNING APPEALS

The Committee noted 9 new appeals that had been lodged and 10 appeals that had been heard.

104. PLANNING APPLICATIONS

SL/20/05 – Conversion and change of use of the existing two storey residential unit (Newburgh Cottage) and the attached vacant single storey store with upper hayloft (redundant stable block) to form 5 No. short let holiday self-catering units plus the erection of an external first floor access deck and the re-arrangement of the existing car park and garden, Land at Newburgh Cottage, Stable Block, Garden and Car Park located at rear of School Hill, Slindon Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Chairman called a short adjournment to the meeting to enable Members to consider the additional information put forward. Members were also advised verbally of the response received from the Historic Buildings Architect and of the plans that had been submitted by the applicant's agent for information purposes.

Views were expressed that the proposal for short let holiday self-catering units was acceptable in this locality but that the balcony was a cause for serious concern. Following detailed debate, the Committee

RESOLVED

That the application be deferred to enable officers to renegotiate with the applicant with regard to a redesign of the balcony only in its entirety.

SL/21/05L – Application for Listed Building Consent for the conversion and change of use of both the existing two storey residential unit (Newburgh Cottage) and the attached vacant single storey store (a now redundant earlier stable block – including existing upper level hay loft) to form 5 No. short let holiday self-catering units plus the erection of an external first floor access deck and the rearrangement of the existing car park and garden, Land at Newburgh Cottage, Stable Block, Garden and Car Park located at rear of School Hill, Slindon Having received a report on the matter and in the light of the decision regarding the previous application, SL/20/05, the Committee

RESOLVED

That the application be deferred.

PA/1/05 – Single storey extension to existing dwelling to provide entrance hall, bathroom and garden room, Morella Cottage, 136 The Street, Patching 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.

PA/2/05/L – Application for Listed Building Consent for extension to existing dwelling to provide entrance hall, bathroom and garden room, Morella Cottage, 136 The Street, Patching 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.

P/51/05 – Erection of one detached bungalow with garage and parking, Land at 3b Well Road, Pagham Having received a report on the matter, a concern was raised that the Environment Agency had advised that the finished floor levels should be no lower than 4.4Maod and yet Condition 2 stated that it should be no less than 4.2m. The Committee therefore

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RESOLVED

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

“Ground floor levels of the approved development shall be no less than 4.5m Above Ordnance Datum Newlyn (AODN).”

P/56/05 – Approval of reserved matters following outline application P/63/03 for replacement of existing bungalow at 77 Harbour Road with 2 No. detached bungalows. Erection of single detached bungalow on land at West Front Road, 77 Harbour Road and vacant plot north east of 73 West Front Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/22/05 – Demolition of bungalow and erection of detached house (Resubmission following M/123/04), 14 Manor Way, Middleton Having received a report on the matter, together with the officer’s written report update detailing late considerations and verbal advice regarding a further letter of objection received today, views were expressed that this proposal did not substantially differ from the previous application that had been refused. It was felt that the proposed development was overbearing, out of keeping with the locality and unneighbourly. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed dwelling is unacceptable in that it does not relate sympathetically in design, form, height and scale with the existing built environment of the locality and would form an obtrusive and incongruous feature in the locality to the detriment of the visual amenities of the area. It would also be unneighbourly to next door residents. It would therefore conflict with Policy DEV1, CH1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

LU/144/05 – Conservatory, 59 The Estuary, Littlehampton Having received a report on the matter, together with verbal advice that the proposal was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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 verbal advice that an additional letter of objection had been received, a view was expressed that this proposal did not improve on the application that had been refused in January 2005 and which had been dismissed on appeal. It was therefore agreed that the officer recommendation to approve should be rejected and that the reason for refusal should be based on the reason given for the dismissed appeal. The Committee then

RESOLVED

That the application be refused for the following reason :-

“The proposed development would harm the living conditions of adjoining residents, including in respect of over dominance, loss of light and overlooking. The application is therefore contrary to Policy GEN7 of the Arun District Local Plan.”

FG/38/05 – Outline application for demolition of existing bungalow and erection of 2 No. chalet bungalows, 31 Clover Lane, Ferring 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.

FG/47/05 – Erection of 3 bedroom bungalow and garage, resubmission of FG/173/04, Land west of 5 Tamarisk Way, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to obscure glazing, concerns were raised regarding overdevelopment of the site and surface water drainage. Following discussion the Committee did not accept the officer recommendation to approve the application and

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RESOLVED

That the application be refused for the following reason :-

“The application represents an overdevelopment of the site and would be an unneighbourly form of development, which would be out of character with the street scene and locality. It is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

**The Chairman then called a 15 minute adjournment to the meeting for a comfort break.**

FP/71/04 – Extension to side and rear of property, 72 Flansham Park, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/10/05 – Detached chalet style house with detached garage, Land at 2 Marshall Close, Barnham 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.

AB/65/05 – Part demolition of boundary wall to form new pedestrian/vehicular access, closure of existing pedestrian access by extension of boundary wall (resubmission of AB/187/03), 14 Maltravers Street, Arundel Having received a report on the matter, together with the officer’s written report update regarding additional representations received, the Committee

RESOLVED

That the application be refused as detailed in the report.

AB/66/05/L – Application for Listed Building Consent for part demolition of boundary wall to form new pedestrian/vehicular access, closure of existing pedestrian access by extension of boundary wall (resubmission of AB/188/03/L), 14 Maltravers Street, Arundel 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.

AW/71/05 – Conservatories to side and rear of existing extension, 63 Lincoln Avenue, Rose Green, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing the withdrawal of two letters of objection, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/93/05 – Conversion of tower roof space into studio flat, The Quarterdeck, Kings Parade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/105/05 – Erection of bungalow and garage, Land adjacent to 1 Pinehurst Park and rear of 73 Hewarts Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/112/05 – Proposed four bedroom house with integral garage (resubmission following planning application AW/265/04), Land adjacent to 16 Wychwood Close, Craigweil Having received a report on the matter, together with the officer's written report update detailing receipt of additional representation and a design statement, the Committee

RESOLVED

That the application be approved as detailed in the report.

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105. EXEMPT INFORMATION

The Committee

RESOLVED

That under Section 100A(4) of the Local Government Act 1972, the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

106. ACTION IN RELATION TO ERECTION OF GARAGE (Exempt – Paragraph 12(a) – Legal Proceedings By or Against the Authority)

This item had been considered at the meeting held on 8<sup>th</sup> June 2005 and, subsequent to the Committee's decision that its Members should visit the site to assess the impact of the development, was now re-presented by the Head of Planning and Housing Policy for determination. The Committee was updated on the procedure that was required correcting the information contained in the previous report. Councillor Tyler, as Ward Member, also made a statement regarding the matter.

Following discussion regarding three alternative course of action that could be taken, the Committee acknowledged that the owner had done nothing wrong and that, due to an administrative error by the Council, an approval notice had been sent out rather than a refusal notice. The Committee therefore

RESOLVED

That the necessary legal procedures be commenced to seek to have the garage removed.

(The meeting concluded at 6.04 pm)