

DEVELOPMENT CONTROL COMMITTEE

28<sup>th</sup> September 2005 at 2.00 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Brookman, Mrs Brown, Butler, Mrs Coleman, Mrs Hall, Haymes, Mrs Hazlehurst, Hill, Lury and Mrs Maconachie.

(Note : Councillor Lury was absent from the meeting during consideration of the matters referred to in Minutes 298 to 306 (part).)

298. APOLOGIES FOR ABSENCE

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

299. MINUTES

The Minutes of the meeting held on 31<sup>st</sup> August 2005 were approved by the Committee as a correct record and signed by the Chairman.

300. PLANNING APPLICATION BN/14/05

For the benefit of the public present, the Chairman advised that this application had been withdrawn and would not be dealt with at this meeting.

301. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Agenda Item 9, Planning Applications F/12/05 and H/3/05.

Councillor Butler declared a prejudicial interest in Agenda Item 9, Planning Application H/3/05 and a personal interest in Planning Application LU/216/05 as a member of the PCT Forum Group.

Councillor Mrs Hall declared a prejudicial interest in Agenda Item 9, Planning Application P/75/05.

Councillor Haymes declared a prejudicial interest in Agenda Item 9, Planning Application F/12/05.

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302. TREES SUBCOMMITTEE – 31<sup>ST</sup> AUGUST 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 31<sup>st</sup> August 2005.

303. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AW/136/05 – MINOR EXTENSION, REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF AND MINOR INTERNAL ALTERATIONS TO CONVERT LOGGIA INTO GARDEN ROOM – 15 THE FAIRWAY, ALDWICK

The Committee received a report on a meeting of the post Site Inspection Panel held on 6<sup>th</sup> September 2005 and

RESOLVED

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

304. PLANNING APPEALS

The Committee received and noted a report detailing 6 new appeals that had been lodged and 2 appeals that had been heard.

305. PLANNING APPLICATIONS

AW/158/05 – Two storey flat roof extension to form ground floor garden room, Almond Beach House, 15 Marquis Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/184/05 – Replacement dwelling and amendment to AW/109/01, 4 Arun Way, Aldwick Bay Estate, Aldwick Having received a report on the matter, together with the officer's verbal report update detailing additional representations received, views were expressed that the siting of the garage caused it to be too prominent, which would then adversely affect the visual amenity of the area. The Committee therefore did not accept the officer recommendation to approve the proposal and

## RESOLVED

That the application be refused for the following reason :-

“The proposed garage to the front of the property would adversely affect the visual amenities of the area. The proposal is therefore contrary to Policy DEV1, CH1, LOC1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.

AW/186/05 – Amendments to fenestration design and layout to new dwelling approved under AW/145/04, Plot 18 adjacent to Crimshams, Kingsway, Aldwick Having received a report on the matter, together with the officer’s written report update detailing additional representations and amended conditions and verbal advice that reiterated the Parish Council’s strong objections to the proposal, Members raised concerns that the change of materials was a significant down grading and this was not seen as an improvement. The Committee felt that further information was required and that a more detailed plan of the west elevation was required and, as a result, were not minded to approve the application but

## RESOLVED

That the application be deferred to enable officers to present a further report and to discuss with the applicants the submission of a correct west elevation.

AW/196/05 – First floor front dormer, ground floor car port and side and rear additions, 40 Elizabeth Close, Rose Green, Bognor Regis Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

AW/203/05 – First floor extensions to create extra bedroom and one en-suite bathroom, ground floor extensions to reposition garage and enlarge kitchen and utility room, replacement of ground floor flat with tile pitched roofs, 34 Kingsway, Aldwick Having received a report on the matter, together with the officer’s written report update detailing a page omitted from the report and an additional representation, the Committee

## RESOLVED

That the application be approved as detailed in the report.

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A/92/05 – Rear extension, 4 Mill Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/92/05 – Change of use from existing agricultural field to extension of existing football pitch facilities. Resubmission following planning application AB/41/05 (This application affects a Public Right of Way)(Departure from the Development Plan), Arundel Brooks, Adjacent to Arundel FC, Mill Road, Arundel Having received a report on the matter, together with the officer's written report update detailing additional conditions in response to a representation received from the Environment Agency and a consultation response from the Council's Parks and Landscapes Department, the Committee

RESOLVED

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

AB/97/05 – Alterations to bungalow including loft conversion, new garages and outbuildings, 19 Stewards Rise, Arundel Having received a report on the matter, together with the officer's written report update detailing a representation received and amendment to the report in the Agenda, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/14/05 – Erection of 2 No. detached dwellings, Part garden, land to rear of Sherwood House, Lake Lane, Barnham This application had been withdrawn as the applicant wished to substitute a bungalow for Plot A.

BN/23/05 – Outline application for the demolition of the former petrol station and erection of a block containing 9 No. 2 bed apartments and 2 No. 1 bedroom apartments (resubmission following BN/2/05), Lake Lane Garage, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing late considerations and amended conditions from the Environment Agency, Members were also advised verbally that a Section 106 Unilateral Undertaking had been submitted with the application. Following consideration, the Committee

## RESOLVED

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

BR/222/05/PO – Application to discharge planning obligation dated 07/10/88 imposed on application BR/307/88 restricting occupancy to persons over pensionable age, 12 Priory Court, Campbell Road, Bognor Regis Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

BR/252/05 – Residential development consisting of 11 No. flats, 17 Ellasdale Road, Bognor Regis Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report, subject to receipt of a S106 Unilateral Undertaking by 9<sup>th</sup> October 2005.

CL/10/05 – Change of use of former poultry sheds to B1/B8 use, formation of new vehicular access and resiting of 1 No. poultry shed (Resubmission following planning application CL/18/04), Land to rear of Bona Vista, formerly known as Gosling Croft Poultry Farm, Long Furlong Having received a report on the matter, together with the officer's verbal advice that the recommendation should read "Approve conditionally", the Committee expressed concerns about B1/B8 use in a rural area and did not accept the officer recommendation. Following advice from the Head of Planning Services and the Planning Solicitor, it was felt that the application should be deferred to enable officers to prepare a further report to provide Members with information relating to B1 and B8 use and policy basis and case law relating to B1 permissions. The Committee therefore

## RESOLVED

That the application be deferred for officers to submit a further report relating to the detail of B1 and B8 use.

FP/143/05 – Ground and first floor extensions, 12 The Grove, Felpham Having received a report on the matter, the Committee

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RESOLVED

That the application be approved as detailed in the report.

FG/83/05 – Fencing around part of garden, 3 Clover Lane, Ferring  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/100/05 – Outline application for 2 No. chalets and garages (revision to FG/36/05), 14 Grange Park, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/102/05/A – Internally illuminated fascia sign tray, 58-60 Ferring Street, Ferring Having received a report on the matter, together with the officer's written report update detailing an objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

F/12/05 – Continuance of use without compliance with Condition 16 imposed on planning permission F/1/04 (The premises shall be used only as a youth centre for children 17 years of age and under), Flying Fortress, Ford Airfield, Ford Having received a report on the matter, together with verbal advice from the Principal Planning Officer that a fax had been received that morning from the applicant setting out additional information, the Committee

RESOLVED

That the application be deferred to enable officers to properly consider the further information submitted by the applicant.

F/16/05 – Planning permission for the Ford WWTW & Sludge Recycling Centre without complying with Conditions 19 & 20 of planning permission F/7/99 and Conditions 9 & 10 of F/8/00, to amend the method by which the mitigation measures to control odour emissions from the works are secured. This is a County matter which will be determined by West Sussex County Council. Ford Wastewater Treatment Plant, Ford Road, Ford Having received a report on the matter, together with the officer's written report update detailing late considerations, the Committee

RESOLVED

That an objection be raised to the application.

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

H/3/05 – Erection of an 8m high telegraph pole with 1 OMNI antenna and 1 ground based equipment cabinet, Whiteways Lodge Roundabout, A29 Bury Hill, Nr Arundel Having received a report on the matter, together with the officer's written report update detailing a revised consultation response and amended conditions, the Committee

RESOLVED

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

*(Prior to consideration of the following application, Councillor Parris declared a personal interest as a member of the Arun Community Hospital Board and left the meeting and did not vote.*

*Councillor Butler had declared a personal interest at the start of the meeting and took part in the debate and vote. )*

LU/216/05 – New 3,250 square metre community hospital comprising in-patient wards, 40 No. beds and patient rehabilitation, minor injuries unit, diagnostics and imaging unit, office base for community health teams, administration and support departments. 85 car parking spaces in total (50 visitors, 29 staff and 6 disabled), Littlehampton Hospital, Fitzalan Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response and an amended recommendation sheet, the Committee

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RESOLVED

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

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

P/75/05 – Glazed roof to swimming pool, 61 West Front Road, Pagham  
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/185/05 – New garage, 15 Paddock Green, Rustington Having received a report on the matter, together with the officer's verbal confirmation that the application was in Rustington and not East Preston as detailed in part of the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/196/05 – Extension, alterations (resubmission of R/129/05 ), 12 Bushby Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing an objection from Rustington Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/65/05 Outline application for one replacement 5 bed dwelling (Departure from the Development Plan), Inglenook, West Walberton Lane, Walberton Having received a report on the matter, together with the officer's written report update detailing an amended Condition 3, the Committee

RESOLVED

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



Y/42/05 – Erection of detached dwelling, Land adjacent to 1 Cherry Avenue, Yapton Having received a report on the matter, concerns were raised that, as there was not a block plan available, Members could not properly assess the impact of this proposal on the visual and residential amenities of the area and the Committee therefore

RESOLVED

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

(The meeting concluded at 5.30 pm)