

DEVELOPMENT CONTROL COMMITTEE

8th June 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, Mrs Maconachie and Menzies.

(Note : Councillor Dyball was absent from the meeting during consideration of the matters referred to in Minute 54 (from Application EP/53/05) to Minute 57.)

Councillor Wingrove was also present for part of the meeting.

44. APOLOGIES FOR ABSENCE

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

45. MINUTES

The Minutes of the meeting held on 11th May 2005 were approved by the Committee as a correct record and signed by the Chairman.

46. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Application CM/25/04.

Councillor Mrs Goad declared a prejudicial interest in Application EG/7/04.

47. START TIMES FOR 2005/06

The Chairman agreed that the above could be considered as a matter of urgency as the Committee needed to set the times for its meetings for the year 2005/06 and this had been omitted from the Agenda in error.

Development Control Committee
– 08.06.05

It was proposed and seconded that the start times for future meetings should be 4.30 p.m. On this proposal being put to the vote it was declared LOST.

It was also proposed and seconded that the start times for future meetings should be 2.30 p.m. and following consideration the Committee

RESOLVED

That the start times for meetings for 2005/06 be 2.30 p.m.

48. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION 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

The Committee received a report on a meeting of the Post Site Inspection Panel held on 17th May 2005 and views were expressed that the proposal would detract from the special character of the area and was unneighbourly. The Committee did not accept the officer recommendation to approve the application and

RESOLVED

That the development be refused for the following reason :-

“The proposed extension by reason of its size and design will be detrimental to the visual amenities of the area, which is designated as an Area of Special Character. It will also be unneighbourly to the adjacent property. The proposal is therefore contrary to Policy DEV1 of the West Sussex Structure Plan and Policies GEN7, DEV19 and AREA1 of the Arun District Local Plan.”

49. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION BR/69/05 – DEMOLITION OF INGLEBY LODGE AND ERECTION OF 37 SHELTERED APARTMENTS (CATEGORY II) FOR THE ELDERLY, HOUSE MANAGER’S ACCOMMODATION AND ANCILLARY FACILITIES IN ONE BLOCK, INGLEBY LODGE, UPPER BOGNOR ROAD, BOGNOR REGIS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 17th May 2005, together with the officer's written report update detailing a representation from English Heritage, and

RESOLVED

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

50. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION BR/70/05/CA – APPLICATION FOR CONSERVATION AREA – CONSENT FOR DEMOLITION OF 26A UPPER BOGNOR ROAD COMPRISING INGLEBY LODGE AND CONSERVATORY AND SINGLE STOREY WING TO 24 UPPER BOGNOR ROAD, INGLEBY LODGE, UPPER BOGNOR ROAD, BOGNOR REGIS

The Committee received a report on a meeting of the Post Site Inspection Panel held on 17th May 2005, and

RESOLVED

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

51. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION EP/36/05 – OUTLINE APPLICATION FOR ERECTION OF ONE DETACHED TWO STOREY DWELLING WITH DOUBLE GARAGE, LAND TO SOUTH OF 68 SEA LANE, EAST PRESTON, LITTLEHAMPTON

The Committee received a report on a meeting of the Post Site Inspection Panel held on 17th May 2005, and

RESOLVED

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

Development Control Committee
- 08.06.05

52. APPLICATION PO/1/05 AND A/11/05 – CHANGE OF USE FROM MUSHROOM PRODUCTION FACILITY TO 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

The Committee received a report on a meeting of the Post Site Inspection Panel held on 17th May 2005, together with the officer's written report update detailing additional representations received and consultation responses and agreed with the recommendation to raise an objection to the proposal. The Committee therefore

RESOLVED

That the recommendation included at Appendix 1 to the report not be accepted and that the Council raise an objection for the following reason :-

“From the information submitted, the Local Planning Authority is not convinced that the proposal will not have an adverse impact on the residential amenities of nearby neighbours by reason of noise, odour and dust. The proposal is therefore contrary to Policy LOC2 of the West Sussex Structure Plan and GEN7, GEN32 and GEN34 of the Arun District Local Plan.

53. PLANNING APPEALS

In noting 4 new appeals that had been lodged and 11 appeals that had been heard, the Committee was advised that appeals regarding AW/299/04 had been withdrawn and BR/312/04/CA and BR/311/04 were likely to be withdrawn with the approval of the proposals at Ingleby Lodge earlier in the agenda..

54. PLANNING APPLICATIONS

A/38/05 – Demolition of 2 No. detached houses and erection of 7 No. dwellings in 2 No. terraces, resubmission of A/154/04, Mill Road, Angmering
Having received a report on the matter, views were expressed that, although the footpath had now been deleted, this proposal was in essence the same as one that had previously been refused. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The provision of 7 dwellings represents an overdevelopment of the site and would give rise to unacceptable overlooking onto existing neighbouring residential properties and thereby will affect the character of the area. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun district Local Plan.”

AB/27/05 – Change of use of land from pedestrian walkway to seating area to be used in conjunction with café (resubmission following AB/174/03), Land adjacent to 2 Quay House, town Quay, 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 approved as detailed in the report.

AB/55/05 – Proposed loft conversion to include heritage style roof lights to north and south roof slopes, 6 The Manor House, Tortington Manor, Ford Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/92/05 – Demolition of existing premises comprising 16 No. flats and redevelopment by means of 24 No. flats together with ground floor parking, Field House, The Esplanade/Gloucester Road, Bognor Regis 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.

BR/100/05 – Erection of one three bedroom detached bungalow with ancillary car port building, Land to rear of 178-180 Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 08.06.05

BR/113/05 – Outline application for the redevelopment of existing nursing home by means of five No. 1 bed flats and six No. 2 bed flats, Beachmount House, 24/25 Argyle Road, Bognor Regis Having received a report on the matter, the Committee was advised that this application had been withdrawn.

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

CM/25/04 – Change of use of land for siting of 1 mobile catering unit at Ford Rifle Range, Yapton Road, Ford Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/50/05 – Proposed 4 No. garages (resubmission following refusal EP/13/05), Rear of Forge House, The Street, East Preston Having received a report on the matter, concerns were raised that this proposal was not substantially different from a previous application that had been refused, even though the height of the building had been reduced. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“By reason of its position, 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.”

EP/53/05 – Outline application for one house, Land adjacent to Field House, Sea Lane Close, East Preston Having received a report on the matter, together with the officer's written report update detailing a consultee response, concerns were raised regarding the proposed siting and layout of the outline proposal. Following clarification with the Agent, it was agreed that the siting and layout would be a reserved matter. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to addition to Condition 1 to read :-

...(c) Siting and layout

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

EG/7/04 – Erection of single detached dwelling and garage, land to rear of 22 Downview Road, Barnham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/23/05 – 20 No. retirement apartments within 2 No. blocks incorporating associated facilities on land to rear of “The Manor House”, The Manor House, Limmer Lane, Felpham Having received a report on the matter, together with the officer’s written report update detailing additional consultations and representations received, concerns were raised that this was an overdevelopment of the site and would have a detrimental impact on the listed building and Conservation Area. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

(1) the area is a Conservation Area and would be damaging to the setting of the existing building of merit and interest within it, and therefore the proposal would be prejudicial to the character of the Conservation Area and damaging to the setting of the existing building of merit and interest within it in conflict with Policy CH4 of the West Sussex Structure Plan and Policies GEN7 and AREA2 of the Arun District Local Plan;

(2) The proposal involves damage to the setting of a Listed Building and therefore conflicts with Policy CH5 of the West Sussex Structure Plan and Policies DEV9 and GEN7 of the Arun District Local Plan.

Development Control Committee
- 08.06.05

(3) the development of this site by the erection of 20 units of accommodation would constitute an undesirable intensification of residential development at a density which would be out of keeping and incompatible with the existing development in the locality in conflict with Policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local plan.

(4) The proposal would constitute an unsatisfactory form of backland development which would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with Policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(5) The layout and siting of the proposed development would result in the loss of trees important in the local landscape in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

FG/35/05 – Outline application for 1 No. house with integral garage, 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/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, the Committee was advised that this application had been deferred as the applicants had submitted substitute plans.

FG/54/05 – Removal of single storey additions to west elevation of 'Sunny Spot' and erection of a detached chalet bungalow and integral garage, part garden land to west of 'Sunny Spot', Florida Road, Ferring Having received a report on the matter, together with the officer's written report update detailing additional representations received and verbal advice that the site area in the report should be amended to read 0.025 hectares, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/11/05 – Outline application for erection of one chalet bungalow, land rear of Sea Breeze, Sea Avenue, Kingston 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.

LU/94/05 – Redevelopment of brownfield site to provide 6 No. 1 bed flats and 18 No. 2 bed flats – 24 in total, 1 Arundel Road, Littlehampton Having received a report on the matter, together with the officer's verbal update regarding a late representation from the County Council requesting an additional condition relating to a commuted sum for education, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to an additional condition to read :-

“Condition 14 : The provision of a commuted sum for educational and library facilities shall be paid to the Local Planning Authority before the scheme hereby permitted is commenced.

Reason : Infrastructure requirements in accordance with Policy GEN8 of the Arun District Local Plan.”

LU/95/05 – Demolition of existing garage and erection of new building to provide living accommodation, 24 The Winter Knoll, Littlehampton 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/48/05 – New club building following total loss of original through fire (Resubmission following P/12/05), Pagham Beach Club, 2 West Front Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 08.06.05

WA/41/05 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the demolition of existing school and proposed new primary school, with associated access, external hard and soft play areas, landscaping and boundary treatment (This application will be determined by West Sussex County Council), Walberton and Binstead C of E Primary School, The Street, Walberton Having received a report on the matter, together with the officer's written report update detailing substitute plans and additional information, the Committee

RESOLVED

That no objection be raised to the application.

WA/46/05 – Provision of single portable office accommodation unit for up to two year period, land between Parish Council Pavilion and play area next to Walberton Recreation Ground, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/27/05 – Erection of single detached chalet bungalow and garage, land adjacent to Clyde Cottage, Bilsham Road, Yapton Having received a report on the matter, a view was expressed that an assessment of the access to the site and the plot size was required. The Committee therefore

RESOLVED

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

55. REPORT SEEKING AUTHORITY TO CONFIRM THE DIVERSION OF FOOTPATH NO.326 IN THE PARISH OF BARNHAM UNDER SECTION 257 TOWN & COUNTRY PLANNING ACT 1990 TO ALLOW DEVELOPMENT TO PROCEED, POLLARDS NURSERY, LAKE LANE, BARNHAM

Members received a report from the Planning Solicitor which sought approval and authorisation for the confirmation of the above Footpath Diversion Order. Following consideration, the Committee

RECOMMEND TO FULL COUNCIL

That the Footpath Diversion Order relating to Footpath No. 326 be confirmed, subject to receipt from West Sussex County Council, as Highway Authority, of confirmation of its satisfaction that the landowners have properly made up the route of the proposed diverted footpath so that it is suitable for walkers and other users.

56. 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.

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

The Committee received a report from the Head of Planning Services which set out the detail of a case whereby a planning permission for a garage had been issued in error.

Following consideration, the Committee

RESOLVED

That all members of the Committee visit the site to assess the impact of the development.

(The meeting concluded at 7.30 pm)