

DEVELOPMENT CONTROL COMMITTEE

23<sup>rd</sup> November 2005 at 2.30 p.m.

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

[Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Butler, Minute 426 (from Application P/99/05); Councillor Hill, Minute 426 (from Application LU/284/05); Councillor Lury, Minutes 417 to 426 (part – up to Application A/14/05); and Councillor Menzies, Minute 426 (from Application P/105/05).]

Councillors Scutt, Dixon, Mrs Olliver and Wingrove were also present for part of the meeting.

417. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Parris.

418. MINUTES

The Minutes of the meeting held on 26<sup>th</sup> October 2005 were approved by the Committee as a correct record and signed by the Chairman.

419. DECLARATIONS OF INTEREST

Councillor Dyball declared a prejudicial interest in Agenda Item 12, Planning Application LU/206/06.

Councillor Haymes declared a personal interest in Agenda Item 7, Planning Application AL/94/05, as the applicant was known to him. He stated that he would remain in the meeting during consideration of the item but would take no part in the vote.

Development Control Committee  
- 23.11.05.

420. TREES SUBCOMMITTEE – 26<sup>TH</sup> OCTOBER 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 26<sup>th</sup> October 2005.

421. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AL/94/05 – DETACHED HOUSE AND GARAGE RE-SUBMISSION FOLLOWING APPLICATION AL/34/04 – LAND ADJACENT TO BYFIELDS, NYTON ROAD, ALDINGBOURNE

The Committee received a report on a meeting of the Post Site Inspection Panel held on 1<sup>st</sup> November 2005 and

RESOLVED

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

422. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION AW/159/05 – DETACHED HOUSE AND GARAGE, PLOT 43, LAND TO REAR OF 36 KINGSWAY, ALDWICK

The Committee received a report on a meeting of the Post Site Inspection Panel held on 1<sup>st</sup> November 2005 and was advised that the application had been withdrawn.

423. AW/180/05 – ONE DETACHED HOUSE, 31 THE DRIVE, CRAIGWEIL

The Committee received a report on a meeting of the Post Site Inspection Panel held on 1<sup>st</sup> November 2005, together with the officer's written report update detailing an additional objection received, and

RESOLVED

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

424. FG/105/05 – ERECTION OF 6 NO. STABLES, FEED/HAY STORE COMPRISING 2 BUILDINGS TOGETHER WITH TACK ROOM AND STORE FOR LIVERY PURPOSES (RESUBMISSION OF FG/53/05), SOUTH DOWNS NURSERY, HANGLETON LANE, FERRING

The Committee received a report on a meeting of the post Site Inspection Panel held on 1<sup>st</sup> November 2005 and

RESOLVED

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

425. PLANNING APPEALS

In receiving and noting a report detailing 7 new appeals that had been lodged and 6 appeals that had been heard, the Team Leader highlighted to the Committee the appeal decision in respect of the outline application for the erection of 44 No. one bed flats at Unit 0, Durban Road, Bognor Regis, whereby the full costs of the appeal proceedings had been awarded against the Council.

426. PLANNING APPLICATIONS

AW/189/05 – Demolition of existing buildings and residential comprising 7 No. apartments, 9 parking spaces and services, etc, 16 Selsey Avenue, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation from Aldwick Parish Council, views were expressed that the proposal would have an adverse impact and would be out of character with the street scene. The Committee did not accept the officer recommendation to approve the application and therefore

RESOLVED

That the application be refused for the following reason :-

“The proposed erection of this block of flats will result in an overdevelopment of the site that will be out of character with the existing street scene. The proposal is therefore contrary to Policy DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

Development Control Committee  
- 23.11.05.

AW/228/05 – 2 storey side extension, 32 Aldwick Avenue, Aldwick  
Having received a report on the matter, Members disputed that the rendering of the proposal addressed the reasons for refusal of the original application and that the wording of the Inspector's appeal decision could be open to interpretation. The Committee therefore did not accept the officer's recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

"1. By reason of its position, height, scale, massing and design, the proposed two storey extension would represent an incongruous form of development out of keeping with the character and visual amenities of the street scene in conflict with Policy DEV1 of the West Sussex Structure Plan and Policy GEN7 and DEV20 of the Arun District Local Plan.

2. The proposal would result in an overbearing and overshadowing of neighbouring residential properties and thereby would represent an unneighbourly form of development. It is, therefore, in conflict with Policy DEV1 of the West Sussex Structure Plan and Policies GEN7 and DEV20 of the Arun District Local Plan."

AW/233/05 – Outline application for the erection of a detached bungalow and garage, Land to rear of 23 Gossamer Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing amended wording to Condition 2, the Committee

RESOLVED

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

AW/239/05 – Build gable end to extend rooms in roof space and form new dormers, 28 Lincoln Avenue, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/14/05 – Change of use of site from mushroom production facility to industrial B1 and B8 uses; retention of portable building and cladding on Units 1-8, Blue Prince Mushroom Site, Vinery, Arundel Road, Poling Having received a report on the matter, together with the officer's written report update amending Condition 10 to include the most recent plan, the Committee

RESOLVED

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

A/110/05 – Part change of use of ground floor to provide child day care, Mill House Croft, Station Road, Angmering Having received a report on the matter, together with the officer's written report update detailing additional information, the Committee was of the view that a site visit should take place to assess the impact of the proposal on the area and to especially consider the rear garden area and

RESOLVED

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

BN/14/05 – Erection of 2 No. detached dwellings, Part garden, land to rear of Sherwood House, Lake Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing representation from Barnham Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/73/05 – Convert and extend existing single bungalow to form 4 new bungalows, 1 Renoir Mews, Bognor Regis Having received a report on the matter, views were expressed that the proposal would be an overdevelopment of the site and would adversely affect the character of the area. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

Development Control Committee  
- 23.11.05.

“The proposed conversion and extension of the building to create four new units of accommodation will be an overdevelopment of the site that will adversely affect the character of the area. The proposal is therefore contrary to Policies LOC1, CH1 and DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

BE/84/05 – Outline application for a detached bungalow, Adjacent to 65 Chalcraft Lane, Bersted Having received a report on the matter, together with the officer’s written report update detailing amended conditions, the Committee

RESOLVED

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

BE/94/04 – New pitched roof over existing flat roof to provide new floor space, 127 The Bend, North Bersted Street, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/297/05 – Redevelop existing site to provide 6 No 2 bed self contained flats, Inner Court, Norfolk Square, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/300/05 – Change of use from single dwelling to multiple occupancy, 1 Highland Avenue, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing corrections to the report, amended conditions and additional representations, the Committee

RESOLVED

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

BR/315/05 – Residential development comprising 19 No. dwellings including the conversion and partial demolition of existing outbuildings with associated car parking access and landscaping, Land at the Royal Norfolk Hotel, The Esplanade, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing late considerations and Development Plan Policies and a verbal update regarding a further letter of representation, concerns were raised in relation to the impact and the design of the proposal on the siting of Royal Norfolk Hotel. The Committee did not accept the officer recommendation to approve the application and indicated that it should be refused based on the reason for refusal given on the previous application at this site. The Committee therefore

#### RESOLVED

That the application be refused for the following reason :-

“By reason of their form and appearance the new block of dwellings to West Street will detrimentally affect the setting of a Grade II Listed Building of Architectural/Historic Interest and the Conservation Area. The proposal is therefore contrary to Policies LOC1, CH1, CH4, CH5 and DEV1 of the West Sussex Structure Plan and Policies GEN7, AREA2 and DEV11 of the Arun District Local Plan.”

FG/85/05 – Change of use from builders yard to gas cylinder storage, Jenkins Yard, Glenbarrie Way, Ferring Having received a report on the matter, together with the officer's written report update detailing Relevant Planning History and a verbal correction to Condition 1, a request was made and agreed that a site visit should take place to enable Members to assess the impact of the proposal on the visual and residential amenities of the area. The Committee therefore

#### RESOLVED

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

FG/109/05 – Outline application for demolition of existing unit and erection of 5 No. dwellings with parking (resubmission following FG/39/05), 44 Brook Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to site levels, a suggestion was made and agreed that a further condition should be placed on the application which would restrict the development to not more than two storeys. The Committee therefore

Development Control Committee  
- 23.11.05.

### RESOLVED

That the application be approved as detailed in the report and report update, subject to the following additional condition :-

“Condition12 : The proposed dwellings shall be constructed as two storey buildings with the main eaves line approximately level with the first floor window heads and there shall be no living accommodation within any of the roof spaces.

Reason : In the interests of the character and amenities of the locality in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

F/19/05 – Development of materials recycling facility, offices and visitors centre. Resubmission of application F/20/04, including additional highway improvements. This application will be determined by West Sussex County Council, Ford Materials Recycling Facility, Ford Airfield, Ford Road, Ford Having received a report on the matter, together with the officer’s written report update detailing additional representations received, the Chairman welcomed to the meeting Mr Comins and Mr Rainier from West Sussex County Council who were present to answer any questions from Members relating to highway and road safety issues and planning matters.

During the course of a detailed discussion Members expressed serious concerns regarding the impact of increased traffic movement as a consequence of this proposal and did not accept the officer recommendation to raise no objection. Whilst generally accepting the site was suitable for a Materials Recycling Facility, views were expressed that this should not serve the whole county and that there should be at least two facilities in West Sussex as the infrastructure around the Ford locality was not adequate and sustainable. The Committee therefore

### RESOLVED

That an objection be raised to the application for the following reason :-

“The land use is acceptable, but the traffic movements countywide are a considerable point of concern and should be properly assessed before any future applications are submitted.”

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

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

LU/206/05 – Excavation of dredged basin, extension of pontoon moorings, car park and boat storage area, Land north of Arun Yacht Club, Riverside West, Littlehampton Having received a report on the matter, together with the officer's written report update detailing representations received, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/284/05 – A new café to replace an existing kiosk on the sea-front at Littlehampton, The Kiosk, East Beach Car Park, Littlehampton 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.

P/99/05 – Replacement dwelling, 75 Harbour Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/105/05 – Garage block, Windmill Barn, Pagham Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/110/05 – Application for continuance of use without complying with condition 2 imposed on planning permission P/1/91 – to extend the opening hours to 0100 hours, Starview Chinese Takeaway, 20 The Parade, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee  
- 23.11.05.

P/111/05 – Demolition of existing bungalow of non-traditional construction and 2 pre-fabricated garages; erection of detached bungalow with attached double garage, 60 East Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing late considerations and representations, a view was expressed that this proposal represented an overdevelopment of the site. The Committee did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The proposed bungalow would represent an overdevelopment of the site that would adversely affect the character of the area which is designated as an area of Special Character. The proposal is therefore contrary to Policies LOC1, DEV1, CH1 of the West Sussex Structure Plan and Policies GEN7 and AREA1 of the Arun District Local Plan.”

R/227/05 – Erection of 8 No. dwellings, formation of open space and access onto Old Manor Road, land to rear of Elm Farm, 34 The Street, Rustington Having received a report on the matter, together with the officer's written report update detailing late considerations, concerns were raised regarding the siting of the car barn. The Committee therefore

RESOLVED

That the application be deferred to enable officers to negotiate with the applicant regarding the repositioning of the car barn.

(The meeting concluded at 7.40 pm)