

DEVELOPMENT CONTROL COMMITTEE

26<sup>th</sup> October 2005 at 2.00 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Bower (substituting for Councillor Mrs Brown), Brookman, Mrs Coleman, Dyball, Mrs Hall, Haymes, Mrs Hazlehurst, Hill, 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 Bower, Minute 369 (from Application BR/320/05 (part)); and Councillor Dyball, Minute 369 (from Application AW/159/05).]

Councillors R.Brown, Dingemans, Scutt, Wells, Wilby and Wingrove were also present for part of the meeting.

363. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Brown, Butler and Lury.

364. MINUTES

The Minutes of the meeting held on 28<sup>th</sup> September 2005 were approved by the Committee as a correct record and signed by the Chairman.

365. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Agenda Item 9, Planning Applications F/12/05, F/18/05, BR/320/05 and FP/202/TEL.

Councillor Mrs Hall declared a prejudicial interest in Agenda Item 9, Planning Application P/101/05.

Councillor Haymes declared a prejudicial interest in Agenda Item 9, Planning Application F/12/05 and a personal interest in Applications Y/42/05 and Y/66/05 as he had been contacted by the public in respect of these applications.

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366. TREES SUBCOMMITTEE – 28<sup>TH</sup> SEPTEMBER 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 28<sup>th</sup> September 2005, subject to correction of Minute 17, Application AW/207/05/T to read “That the application be **refused** as detailed in the report.

367. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION Y/42/05 – ERECTION OF DETACHED DWELLING – LAND ADJACENT TO 1 CHERRY AVENUE, YAPTON

The Committee received a report on a meeting of the post Site Inspection Panel held on 4<sup>th</sup> October 2005 and

RESOLVED

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

368. PLANNING APPEALS

The Committee received and noted a report detailing 3 new appeals that had been lodged and 5 appeals that had been heard.

369. PLANNING APPLICATIONS

Y/66/05 – The conversion of the existing retail units into five cottages (resubmission following Y/65/04), The Old Post Office Building, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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, Newburgh Cottage, stable block, garden and car park located at rear, School Hill, Slindon This application had been deferred from the meeting held on 6<sup>th</sup> July 2005 to enable officers to approach the agent for a redesign of the balcony element of the application only. Members were now presented with an updated report which set out the planning considerations that needed to be

taken account of in reconsidering the proposal, together with the officer's written report update detailing additional representations received. Following discussion, the Committee

RESOLVED

That the application be refused as detailed in the report and at Appendix 1.

SL/21/05L – Application for Listed Building Consent for the 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, Newburgh Cottage, stable block, garden and car park located at rear, School Hill, Slindon This application had been deferred from the meeting held on 6<sup>th</sup> July 2005 to enable officers to approach the agent for a redesign of the balcony element of the application only. Members were now presented with an updated report which set out the planning considerations that needed to be taken account of in reconsidering the proposal, together with the officer's written report update detailing additional representations received. Following discussion, the Committee

RESOLVED

That the application be refused as detailed in the report and at Appendix 2.

SL/34/05 – New office building involving amendments to existing permission SL/6/02 and SL/3/03, Stoneyfield Farm, Shellbridge Road, Slindon Having received a report on the matter, concerns were raised that this site should not be sub let and it was agreed to attach a personal condition to any approval. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to an additional condition 10 to read as follows :-

“Condition 10 : This permission shall inure for the benefit of Nissan UK Limited only as one unit and the site and the buildings shall not be sub divided into separate units.

Reason : Permission would not normally be granted for such development in this location but in granting permission

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exceptionally, the Local Planning Authority have had regard to the particular circumstances relating to the proposal in accordance with Policies LOC2, DEV1 of the West Sussex Structure Plan and GEN7, DEV1 of the Arun District Local Plan.”.

R/228/05 – Refurbishment and extension of existing public conveniences to provide new male, female and disabled toilets, caretakers office and visitor information centre, Public Conveniences, Churchill Car Park, Rustington Having received a report on the matter, together with the officer’s written report update detailing additional representations and consultation response received, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/90/05 – Infill front extension, 23 Conway Drive, Pagham Having received a report on the matter, together with the officer’s written report update detailing the conditions as these had been omitted from the original report contained in the Agenda, the Committee

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/101/05 – Single storey and rear extension and two pitched roof dormers to the first floor, 25 Sea Lane, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/108/05 – Proposed front extension and rear dormer extension, 16 Drift Road, Nyetimber, 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.

M/91/05 – Side extension to replace existing garage and rear conservatory, 8 North Avenue, Middleton Having received a report on the matter, together with the officer's written report update detailing additional representations received and the conditions as these had been omitted from the original report contained in the Agenda, the Committee

RESOLVED

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

*(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 as 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 This application had been deferred from the meeting held on 28<sup>th</sup> September 2005 to enable officers to discuss further information that had been submitted by the applicant on the day of that meeting. A further report was now presented which detailed the additional information and the officer's conclusions and, following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and Appendix 2.

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

F/18/05 – Replacement of existing monopole with 18m monopole complete with headframe capable of supporting existing equipment together with new antenna and dishes. Install new cabinet in extended compound, together with ancillary equipment, Existing Telecoms Site, Ford Industrial Estate, Ford Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/52/05 – Demolition of existing bungalow and erection of 9 No. 3 & 4 bedroom houses, together with the reduction in length of the gardens to Perry Rise, Sadlers Green and Sunny Bank off Stable Lane, Formation of new access to serve dwellings (Resubmission following application FN/82/04) Having received a report on the matter, together with the officer's written report update detailing additional representations and consultation responses received, concerns were raised that the proposal would be out of character with the street scene and that houses would be overbearing on neighbouring bungalows. 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) Plot 8, by reason of its size, height and position would cause harm to the residential amenities by reason of overbearing to adjoining properties in Beach Road, contrary to Policy GEN7 of the Arun District Local Plan.
- (2) Plot 1, by reason of its size and height would appear incongruous in the street scene of Elm Rise, contrary to Policy GEN7 of the Arun District Local Plan.
- (3) The dwellings by reason of their design would cause harm to the residential character of the area, which is generally low rise, in conflict with Policies GEN7, AREA9.

FN/58/05 – Modification of existing property to include garage extension, living room extension and raising eaves to accommodate new first floor (resubmission following FN/39/05), 1 Paddock Way, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/105/05 – Erection of 6 No. stables, feed/hay store comprising 2 buildings together with tack room and store for livery purposes. (Resubmission FG/53/05), South Downs Nursery, Hangleton Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional representation received, Members were of the view that a site inspection should take place to assess the impact of the proposal on the lane. The Committee therefore

RESOLVED

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

FG/111/05 – Replacement agricultural building and garage (Departure from the Development Plan), North Barn Nursery, Littlehampton Road, Ferring Having received a report on the matter, together with the officer's written report update detailing a consultation response, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/118/05 – Proposed dropped kerb for vehicular crossing to highway from existing access, Cranford, 154 Littlehampton Road, Ferring 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 had declared a prejudicial interest and left the meeting and did not vote.)*

FP/202/05/TEL – Prior Notification for the installation of a 12 metre telegraph pole style monopole 6 shrouded antennas and equipment cabinet, Felpham Way, Felpham Having received a report on the matter, together with the officer's written report update detailing additional representations received, late considerations and an amendment to the report, the Committee

RESOLVED

That no objection be raised to the application.

CL/10/05 – Change of use of former poultry sheds to B1/B8 use, formation of new vehicular access and resiting of one 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, Clapham This application had been deferred from the meeting on 28<sup>th</sup> September 2005 to enable officers to provide further information regarding details of B1/B8 use and policy issues and case law relating to B1 permissions. This information was now presented to Members, together with the officer's written report update detailing an additional representation received, and, following consideration, the Committee

RESOLVED

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

CL/12/05 – Ground and first floor extension, Wood Hatch, Clapham Common Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

**The Chairman then called a 20 minute adjournment to the meeting.**

BR/280/05 – Outline application to demolish existing dwelling and erect 6 new flats, 101 Victoria Drive, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/290/05 – Change of use from house in multiple occupation to bedsits and single storey rear extension, 1A Ivydale Road, Bognor Regis Having received a report on the matter, Members were of the view that an additional condition relating to bin storage facilities should be placed on any approval. The Committee

RESOLVED

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

“Before the use is first commenced, provision shall be made for bin storage in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

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

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

BR/320/05 – Installation of 3 x 3G antennae disguised as chimney pots and mounted from the existing chimneys with associated equipment cabinet at ground level, 85 Aldwick Road, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing additional representations received, views were expressed that the proposal would have an adverse visual impact on the area. The Committee did not accept the officer recommendation to approve and therefore

RESOLVED

That the application be refused for the following reason :-

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“The proposed antennae will adversely effect the visual amenities of the area. The proposal is therefore contrary to Policies GEN7 and DEV41 of the Arun District Local Plan.”

BE/74/05 – Resurfacing and alterations to farm access onto A259, Babsham Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/90/05 – Double garage in rear garden of New Barn House used for parking of cars and part of ground floor for musical enterprise with toilet facility (Resubmission following BE/52/05), New Barn House, 2 Braemar Way, Bersted Having received a report on the matter, together with the officer’s written report update detailing an additional representation, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/30/05 – Demolition of petrol filling station and erection of 19 No. self-contained flats (Resubmission following AB/116/04), Castle Service Station, Queen Street, Arundel Having received a report on the matter, together with the officer’s written report update detailing a consultation response, Members were of the view that an additional condition relating to bin storage facilities should be placed on any approval. The Committee

RESOLVED

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

“Before the use is first commenced, provision shall be made at the premises for bin storage as shown on the approved plans and such provision shall thereafter be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

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

AB/31/05/CA – Conservation Area Consent for the demolition of Petrol Filling Station (Resubmission following AB/117/04/CA), Castle Service Station, Queen Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/93/05 – Construction of a new building, Angmering Doctors Surgery, with car parking on site to include pharmacy, Land to the west of road junction at Station Road 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.

AW/159/05 – Detached house and garage, Plot 43, land to rear of 36 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation received, Members were of the view that a site visit would be beneficial in order to assess the impact of the proposal on the trees which were the subject of a Tree Preservation Order. The Committee therefore

RESOLVED

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

AW/180/05 – One detached house, 31 The Drive, Craigweil, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representation received, views were expressed that a site visit was required to assess how the proposed development would sit on the site. The Committee therefore

RESOLVED

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

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AW/186/05 – Amendments to fenestration design and layout to new dwelling approved under AW/145/04 This application had been deferred from the meeting held on 28<sup>th</sup> September 2005 to enable (i) receipt of an amended plan of the west elevation; (ii) negotiations to take place with respect to the fenestration materials; and (iii) consideration to be given to enforcement action. Following consideration of an updated officer's report, the Committee

RESOLVED

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

AW/200/05 – Outline application for the conversion and extension of existing dwelling into 10 flats (Resubmission of application AW/48/05), 56 Aldwick Avenue, Aldwick Having received a report on the matter, together with the officer's written report update detailing a consultation response and additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/80/05/A – Various illuminated signage, Labour in Vain, Nyton Road, Aldingbourne 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 Haymes declared a personal interest as he knew the applicant as a member of Yapton Parish Council. He remained in the meeting but abstained from voting.)*

AL/94/05 – Detached house and garage, resubmission following application AL/34/04, Land adjoining Byfields, Nyton Road, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing additional representations and an additional condition relating to obscure glass on the east elevation, a site visit was requested in order to assess the impact of the development on the site. The Committee therefore

RESOLVED

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

(The meeting concluded at 7.50 pm)