

DEVELOPMENT CONTROL COMMITTEE

21<sup>st</sup> December 2005 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Biss, Brookman, Mrs Brown, Butler, Mrs Coleman, Gammon (substituting for Councillor Parris), Mrs Hall, Haymes, Mrs Hazlehurst, Hill, Lury, Mrs Maconachie and Menzies.

[Note : Councillor Lury was absent from the meeting during consideration of the matters referred to in Minutes 477 to 484 (part).]

Councillor Cosgrove was also present for part of the meeting.

477. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Parris.

478. MINUTES

The Minutes of the meeting held on 23<sup>RD</sup> November 2005 were approved by the Committee as a correct record and signed by the Chairman.

479. DECLARATIONS OF INTEREST

There were no declarations of interest made.

480. TREES SUBCOMMITTEE – 23<sup>RD</sup> NOVEMBER 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 23<sup>rd</sup> November 2005, circulated at the meeting.

481. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION A/110/05 – PART CHANGE OF USE OF GROUND FLOOR TO PROVIDE CHILD DAY CARE, MILL HOUSE CROFT, STATION ROAD, ANGMERING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 29<sup>th</sup> November 2005, together with the officer's written report update detailing additional representations received and, following discussion, further amended the additional condition requested to

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take account of a concern regarding the number of children using the garden during play times. The Committee then

RESOLVED

That the application be approved as detailed at Appendix 1 to the report, subject to an additional condition to read :-

“Condition 3 : Other than 1½ hours total in the morning and 1½ hours total in the afternoon there shall be no outside play/use and no more than six children shall be outside at any one time”.

Reason : To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

482. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST COMMITTEE SITE INSPECTION PANEL – APPLICATION FG/85/05 – CHANGE OF USE FROM BUILDERS YARD TO GAS CYLINDER STORAGE, JENKINS YARD, GLENBARRIE WAY, FERRING

The Committee received a report on a meeting of the Post Site Inspection Panel held on 29<sup>th</sup> November 2005, together with the officer's written report update detailing an additional representation, and expressed concerns relating to the proximity of the neighbouring property and safety issues. Members did not accept the officer recommendation to approve the application and therefore

RESOLVED

That the application be refused for the following reason :-

It is considered that the gas cylinders are sited so close to neighbouring residential boundaries as to cause serious concern to the occupiers of those properties and thereby is in conflict with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

483. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged; a discontinuance order appeal; and 6 appeals that had been heard.

484. PLANNING APPLICATIONS

R/216/05 – Outline application for the demolition of existing buildings and residential redevelopment to provide 19 No. 2 and 3 bedroom flats, houses and bungalows with associated parking, 5-9 Mill Lane, Rustington  
Having received a report on the matter, together with the officer's written report update detailing additional conditions relating to cycle and bin storage and a verbal amendment that Condition 1 should read 3 years and not 5 years, the Committee

## RESOLVED

That the application be approved as detailed in the report and report update, subject to Condition 1 being amended to read "must be made not later than the expiration of **3** years beginning with the date of this permission."

R/227/05 – Erection of 8 No. dwellings, formation of open space and access onto Old Manor Road, land to the rear of Elm Farm, 34 The Street, Rustington  
This item had been deferred from the meeting on 23<sup>rd</sup> November 2005 for officers to seek amendments to the position of the car barn adjacent to the boundary with 1 Tithe Green. In the opinion of officers, the amended position of the car barn, as detailed in the report, would result in a more obtrusive and prominent block of development. However, the applicants had submitted a further amended set of plans indicating a further revised position of the car barn and it was considered that these plans were acceptable, both in terms of visual and residential amenity and the character and appearance of the Conservation Area. The officer's written report update detailed this change and amended conditions relating to the substitute plans and correction to Condition 1 correcting the time limit for works to begin from 5 years to 3 years and, following consideration, the Committee

## RESOLVED

That the application be approved as per the officer report update.

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P/122/05 – Erection of a traditionally constructed timber frame open double garage and store, Neales Farm, Lower Bognor Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/123/05 – Installation of roof lights and dormer window to one bungalow (amendment to previously approved planning application P/31/05), Land adjacent to 51 Sea Lane (now known as 55 Sea Lane), Pagham Having received a report on the matter, together with the officer's written report update detailing additional representations received, concerns were expressed that the original approval had been for a single storey dwelling and that there should be no living space at first floor level to avoid overlooking and any detrimental effect on The Thatched Cottage. It was felt that the installation of roof lights and a dormer window would change the character of the building substantially and would be detrimental to neighbours. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed alterations to the roof of the bungalow building would provide undue overlooking and loss of privacy to adjoining dwellings. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.”

*(During the course of discussion on the following item, Councillor Brookman declared a personal interest as a member of Worthing Tennis Club.)*

M/95/05 – 15 floodlighting columns, 6.7m high for four tennis courts, Middleton Sports Club, 3 Sea Lane, Middleton 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 item, Councillors Biss and Butler left the meeting due to a prejudicial interest and took no part in the debate and did not vote.)*

M/117/05/TEL – Prior Notification for replacement of existing 12m high slimline telecommunications monopole with a 15m monopole of the same design, Elmer Road Streetworks, Elmer Road, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That no objection be raised.

LU/252/05 – Erection of 22 No. affordable flats with associated parking and access (Resubmission following LU/292/03), 11 North Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/297/05 – Outline application for a single detached bungalow and associated development at rear of existing bungalow, 3 Harting Road, Wick, Littlehampton Having received a report on the matter, together with verbal advice that Condition 1 should be amended to read 3 years rather than 5 years, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 1 to read 3 years for the implementation of consent.

LU/298/05 – Outline application for two bungalows and associated development at rear of existing bungalows, 3 and 5 Harting Road, Wick, Littlehampton Having received a report on the matter, together with verbal advice that Condition 1 should be amended to read 3 years rather than 5 years, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 1 to read 3 years for the implementation of consent.

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LU/304/05 – Internal alterations to relocate kitchen, shop and tourist information centre, East Bank Visitor Centre, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 1 giving 3 years to implement consent and not 5, the Committee

RESOLVED

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

LU/313/05 – Change of use from amenity open space to private garden land (resubmission following LU/452/04), Land situated between 64-65 Gloucester Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/68/05 – Outline application for construction of 4 No. 2 bedroom flats, Sandena, Steep Lane, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/90/05 & AL/112/05 – New stable complex and lorry park, new public house/restaurant and 40 bed hotel with associated car parking and landscaping, Fontwell Park Racecourse, Fontwell Avenue, Fontwell Having received a report on the matter, together with the officer's written report update detailing late representation received and an amendment to Condition 7 in order to allow the existing stables to remain while the new stables were constructed, the Committee

RESOLVED

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

EG/98/05 – Outline application for the demolition of 56 Downview Road and erection of 2 No. chalet bungalows to rear (resubmission following EG/71/05), 55 and 56 Downview Road, Barnham Having received a report on the matter, together with the officer's written report update detailing additional representations received, views were expressed that the proposed development would change the character of the area and it was felt that circumstances had not changed significantly from a previous refusal on application EG/71/05. The Committee therefore did not accept the officer recommendation to approve and

### RESOLVED

That the application be refused for the following reasons :-

“Reason 1 : The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, 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

Reason 2 : The proposal would constitute a cramped form of development which by virtue of their siting, plot size and garden size would be out of character in the area and detrimental to the visual amenities of the area. The development would therefore be contrary to Policies DEV1, NE2, LOC1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Reason 3 : If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with Policies LOC1, DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

*(Prior to consideration of the following two items, Councillors Biss and Butler left the meeting due to a prejudicial interest and took no part in the debate and did not vote.)*

CL/16/05 – 22.5m lattice tower with equipment cabinets and associated works, Potlands Copse, Off Titnore Lane, Clapham Having received a report on the matter, together with the officer's written report update detailing an

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amendment to Condition 1 to give three years to implement rather than five, the Committee

RESOLVED

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

BR/403/05 – Extension of existing 15m O2 mast from 15m to 20m in order to allow installation of 3 No. ‘3’ antennas at 18.68m and 2 No. 300mm dishes and 1 No. 200m dish at 16.82m, existing O2 antennas to be relocated to upper level at 21.6m. All associated equipment cabinets to be located within O2’s existing compound – self storage, Durban Road, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing an additional representation received and an amended condition, the Committee agreed that the decision should be delegated, in consultation with the Chairman, as the statutory publicity period did not expire until 22<sup>nd</sup> December 2005, and then

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to delegation of the decision in consultation with the Chairman.

BE/15/05 – Outline application for mixed residential development comprising 140 No. houses and flats (Departure from the Development Plan and accompanied by an Environmental Statement), Chalcraft Nurseries and adjoining Scottish and Southern Energy site, Chalcraft Lane, North Bersted 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.

BE/103/05 – Erection of new triple garage and shed, Wheel House, Shripney Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.



BN/30/05 – Proposed garage, Croftway Nursery, Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing additional planning history that had been omitted in error, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/114/05 – Extension (Resubmission following A/96/05), 8 Chantryfield Road, Angmering Having received a report on the matter, together with the officer's written report update detailing an amendment to the description on the recommendation sheet, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/116/05 – Two storey extension (Resubmission of A/74/05), Arlington, The Thatchway, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representations and information received, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/122/05 – Outline application for demolition of existing buildings and residential redevelopment to provide 8 No. 2 bed and 2 No. 1 bed apartments and associated parking, Dane Acre, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to bin storage, concerns were raised that the proposal, in a rural area, would be an overdevelopment and therefore be out of keeping with the area. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The additional flats within the roof space would represent an overdevelopment of the site and thereby be in conflict with the character of the area and resulting in a cramped form of development. It is therefore contrary to Policies DEV1 of the

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West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

AW/245/05 – Replacement dwelling – amendment to AW/109/01 following refusal of AW/185/05, 4 Arun Way, Aldwick Having received a report on the matter and following advice from the Head of Planning Services, a request was made that a site visit should take place to evaluate the effect of the front parking area on the street scene. The Committee therefore

RESOLVED

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

AL/113/05 – Demolition of existing buildings and residential redevelopment to provide 20 No. houses and flats with associated parking, Land off and to the rear of Ivy Lane, Westergate Having received a report on the matter, together with the officer's written report update detailing additional representations received, it was agreed that a site visit should take place to assess how the proposal would fit in with the existing new development and that the County Surveyor should be requested to attend to address highway concerns. The Committee

RESOLVED

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

#### 485. ENFORCEMENT MATTERS

CIC/P/15/05 – Unauthorised covered area, 105 Harbour View Road, Pagham Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee

RESOLVED

That no further action be taken but the owner be advised that the development does not have the benefit of planning permission. This fact will be revealed on CON/29/A when a local land charges search is taken.

(The meeting concluded at 6.40 pm)