

DEVELOPMENT CONTROL COMMITTEE

31st August 2005 at 2.30 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, Lury, Mrs Maconachie and Menzies.

220. APOLOGY FOR ABSENCE

An Apology for absence had been received from Councillor Mrs Brown.

221. MINUTES

The Minutes of the meeting held on 3rd August 2005 were approved by the Committee as a correct record and signed by the Chairman.

222. DECLARATIONS OF INTEREST

Councillor Biss declared a prejudicial interest in Agenda Item 8, Planning Application FP/137/05.

Councillor Mrs Goad declared a prejudicial interest in Agenda Item 8, Planning Application EG/51/05.

Councillors Mrs Hall and Mrs Maconachie declared a prejudicial interest in Agenda Item 8, Planning Application BR/197/05.

223. ACTION TO BE TAKEN IN RESPECT OF A GARAGE IN RUSTINGTON (Exempt – Paragraph 12a – Legal Proceeding By or Against the Authority)

The Chairman agreed that this item would be dealt with at the end of the Agenda under Exempt Business as a matter of urgency as the Committee's endorsement of the action to be taken was required.

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224. TREES SUBCOMMITTEE – 3RD AUGUST 2005

The Committee received and noted the Minutes of the meeting of the Trees Subcommittee held on 3rd August 2005, subject to the inclusion of Councillor Dyball having given his apologies.

225. PLANNING APPEALS

The Committee received and noted a report detailing 9 new appeals that had been lodged and 2 appeals that had been heard.

226. PLANNING APPLICATIONS

SL/28/05 – New tool storage shed for use with forestry activities, O’Gorman Orchards, Shellbridge Road, Slindon Common Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/155/05 – Siting of storage container in rear yard, Rear yard of 10/12 Ash Lane, Rustington Having received a report on the matter, a concern was raised regarding the number of containers at the site, even taking account of it being a retail outlet, and it was agreed that a time limit should be placed on the permission to enable the Authority to monitor the situation. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following condition :-

“The container hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31st August 2008.

Reason : To enable the Local Planning Authority to review the special circumstances under which this permission is granted with regards to visual amenity in accordance with Policy GEN7 of the Arun District Local Plan.”

LY/10/05 – 1) Demolish existing dwelling (Crossbush Cottage) and erect 2 pairs of semi-detached cottages with associated access and car parking; and 2) Proposed garage – 1) Crossbush Cottage and 2) land to the east of Sail Cottage, Crossbush Lane, Lyminster Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/173/05 – Extension to residential/nursing home to provide twelve additional bedrooms with increased recreation area and relocation of conservatory (resubmission following LU/30/04), Summerlea House, East Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/174/05/L – Application for Listed Building Consent for extension to residential/nursing home to provide twelve additional bedrooms with increased recreation area and relocation of conservatory (resubmission following LU/90/04/L), Summerlea House, East Street, Littlehampton Having received a report on the matter, the Committee,

RESOLVED

That the application be approved as detailed in the report.

F/10/05 – Proposed B1 Office Support Services, Former Grain Store and Farm Workshops, Wicks Farm, South of Ford Lane, Ford Having received a report on the matter, together with the officer's written report update detailing a response received from County Highways, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/121/05 – Two detached four bed houses, The Orchard, 28 Limmer Lane, Felpham 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/137/05/TEL – Prior Notification for the proposed installation of a 12m telegraph pole with shrouded tri-sector antenna and 2 No. equipment cabinets, Southern Water Compound, Middleton Road, Felpham Having received a report on the matter, together with the officer's written report update detailing additional representations received and verbal advice that Ward Councillor Weston had submitted a written objection to the proposal, views were expressed that this was not the best site for the equipment and that it would have a detrimental impact on the street scene. The Committee therefore did not accept the officer recommendation to raise no objection and

RESOLVED

That an objection be raised to the proposal for the following reasons :-

"1. Based on the information submitted, the Local Planning Authority is not satisfied that a sufficient rigorous or thorough investigation of alternative sites has been undertaken, in conflict with Policies DEV1 and NE23 of the West Sussex Structure Plan and Policies GEN7 and DEV41 of the Arun District Local Plan.

2. Given the site's proximity to the highway and to residential properties, and having regard to the height of the mast proposed, the Local Planning Authority considers that the mast proposed would be a dominant and intrusive feature in the street scene to the detriment of the visual amenities of the surrounding area in conflict with Policies DEV1 and NE23 of the West Sussex Structure Plan and Policies GEN7 and DEV41 of the Arun District Local Plan."

(Prior to consideration of the following application, Councillor Mrs Goad had declared a personal interest and left the meeting and did not vote. The Vice-Chairman took the Chair.)

EG/51/05 – Demolition of No. 144 Barnham Road and erection of 18 No. 3/4/5 bed detached/semi detached and terraced dwellings, garaging and associated vehicular access, 138-146 Barnham Road, Eastergate Having received a report on the matter, together with the officer's written report update detailing an additional objection received and verbal advice that Ward Councillor Wilby objected to the proposal, the Principal Planning Officer reminded Members that the Inspector's decision in relation to a previous

application on this site was a material planning consideration to be taken account of in determining this matter. That application had been refused on the grounds of lack of open space, which the applicant had addressed with this application.

However, in debating the matter, views were expressed that the public open space requirement outlined in the Council's Local Plan for Areas of Special Character should be adhered to and this application did not meet that requirement. In addition, it was felt that this back land development would be out of keeping with that part of Barnham and would be overdevelopment and, as such, was unacceptable.

Following advice from the Head of Planning Services, the Committee did not accept the officer recommendation to approve the application and therefore

RESOLVED

That the application be refused for the following reasons :-

"1. The proposals, by reason of their number, would represent an overdevelopment of the site that would be out of keeping with the locality which is designated as an Area of Special Character and makes no contribution. The proposals would therefore be contrary to Policies DEV1, LOC1 and CH1 of the West Sussex Structure Plan and Policies GEN7 and AREA1 of the Arun District Local Plan.

2. The development proposed generates a need for public infrastructure in the form of an open space with play area. The provision for open space is inadequate. The development therefore conflicts with Policy DEV3 of the West Sussex Structure Plan and Policy GEN8 of the Arun District Local Plan."

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

BR/197/05 – Outline application for the redevelopment of existing nursing home by means of 4 x 1 bed flats and 6 x 2 bed flats, Beachmount House, 24/25 Argyle Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/230/05/A – One externally illuminated fascia sign, Tumptin Siam Restaurant, Lansdowne House, 6/7 The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/243/05/L – Application for Listed Building consent for small single storey extension to rear of property. Existing kitchen wall built off garden wall to be demolished and rebuilt due to it being unsafe. Existing roof line maintained through to new extension. Once works have been completed the area will be used as a kitchen and breakfast room. Proposed extension area to be 4sqm, 15 Scott Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/70/05 – Outline application for demolition of existing buildings and residential redevelopment to provide 8 No. two bed apartments and associated parking, Dane Acre, Roundstone Lane, Angmering Having received a report on the matter, together with the officer's verbal amendments to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/76/05 – Proposed change of use of part ground floor area to restaurant/wine bar/coffee bar, 51 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/77/05/L – Application for Listed Building Consent for works in connection with change of use of part ground floor area to restaurant/wine bar/coffee bar, 51 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/111/05 – Change of use from bakery (A1) to an Indian Take Away (A5) including installation of metal extract duct, 4 Rose Green Road, 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/130/05 – First floor side extension and new open porch to front elevation, 6 A'Beckets Avenue, Aldwick Bay Estate, Aldwick Having received a report on the matter, together with the officer's verbal correction to the report under "Conclusions", the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/135/05 – Two storey domestic side extension, 23 Alexander Close, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation received and an amendment to the report, the Committee

RESOLVED

That the application be approved as detailed in the report.

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- 31.08.05.

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, Bognor Regis Having received a report on the matter, a view as expressed that it was unclear what effect the proposal would have on the neighbouring property and the Committee therefore

RESOLVED

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

AW/161/05 – Single storey rear extension, 5 Little Babbsham, Aldwick/136/05 – The construction of a detached bungalow with garage, land rear of 39 Park Drive, Rustington Having received a report on the matter, together with the officer's written report update detailing receipt of a letter of support, the Committee

RESOLVED

That the application be approved as detailed in the report.

227. PLANNING OBLIGATION RELATING TO LAND AT FORMER HORTICULTURAL RESEARCH INSTITUTE, HRI, WORTHING ROAD, LITTLEHAMPTON

The Planning Solicitor advised the Committee that this item had been withdrawn.

228. 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.

229. ACTION TO BE TAKEN IN RESPECT OF A GARAGE AT RUSTINGTON (Exempt – Paragraph 12a – Legal Proceedings By or Against the Authority)

The Committee received and noted a verbal update from the Head of Planning Services regarding the action that had been undertaken so far in order to resolve this matter.

(The meeting concluded at 5.35 pm)