

DEVELOPMENT CONTROL COMMITTEE

2nd June 2004 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Brookman, Mrs Brown, Butler, Gammon, Mrs Hall, Haymes, Mrs Hazlehurst, Hill, Mrs Olliver, Scutt and Mrs Stainton.

(Note : Councillor Mrs Brown was absent from the meeting during consideration of the matters referred to in Minutes 59 to 65 (part).)

Councillors Dr Walsh and Wingrove were also in attendance at the meeting.

59. WELCOME

The Chairman welcomed Councillor Mrs Maconachie to the meeting as a new member of the Committee.

60. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Dyball.

61. MINUTES

The Minutes of the meeting held on 5th May 2004 and the Special meeting held on 25th May 2004 were approved by the Committee as a correct record and signed by the Chairman.

62. DECLARATIONS OF INTEREST

Councillor Brookman declared a personal interest in Applications FN/26/04 and FN/27/04/L as he knew the applicant and was a supporter of the "Save the Gun" campaign and stated that he would leave the meeting during their consideration.

Councillor Butler declared a prejudicial interest in Application LU/123/04 and stated that he would leave the meeting during its consideration.

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63. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION A/109/03 – 24 HOUSES AND ALL ASSOCIATED WORKS – LAND AT HARLEY BUNGALOW, ROWAN WAY, OFF ROUNDSTONE LANE, ANGMERING

The Committee received a report from the meeting of the Post Site Inspection Panel held on 11th May 2004, together with the officer's written report update detailing the receipt of amended plans. Members were advised that the last date for comments was after this meeting and it was therefore suggested that the matter be deferred to the next meeting to enable a further report to be presented. The Committee

RESOLVED

That the application be deferred to the next meeting.

64. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/51/04 – 16 APPLE GROVE, ALDWICK

The Committee received a report from the meeting of the Post Site Inspection Panel held on 11th May 2004 and accepted the views of the Site Inspection Panel that the proposal would be detrimental to the amenities of the occupiers of the adjoining property. The Committee therefore

RESOLVED

That the recommendation at Appendix 1 to the report not be accepted and the development be refused planning permission for the following reason :-

“The proposed extension of 16 Apple Grove, Aldwick, would be detrimental to the amenities of the occupiers of the adjoining property to the south, in conflict with Policies G1, G5, B1 of the West Sussex Structure Plan, DEV1, NE2 of the West Sussex Structure Plan Deposit Draft and DEV19, GEN7 of the Arun District Local Plan.”

65. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/81/04 – DEMOLISH KIOSK AND CONSTRUCT CAFÉ/KIOSK/SHOPS/STORES – PROMENADE KIOSK, EAST GREEN CAR PART, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 11th May 2004, together with the officer's written report update detailing an additional representation and one further letter of objection received and an additional condition relating to outside waste storage should the application be approved. Following consideration the Committee accepted the views of the Site Inspection Panel and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and the development be granted planning permission, subject to the additional condition relating to waste storage as detailed in the officer report update.

66. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/30/04 – EXTENSION TO EXISTING RESIDENTIAL/NURSING HOME TO PROVIDE 13 ADDITIONAL BEDROOMS WITH INCREASED RECREATIONAL AREA, SUMMERLEA HOUSE, EAST STREET, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 11th May 2004 and

RESOLVED

That the recommendation included in Appendix 1 to the report not be accepted and the development be refused planning permission for the following reason :-

“The proposal by reason if its height and position would be overbearing, causing harm to residential amenities of the properties to the north, contrary to Policy GEN7 of the Arun District Local Plan.

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67. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/90/04/L – APPLICATION FOR LISTED BUILDING CONSENT FOR EXTENSION TO EXISTING RESIDENTIAL/NURSING HOME TO PROVIDE 13 ADDITIONAL BEDROOMS WITH INCREASED RECREATIONAL AREA, SUMMERLEA HOUSE, EAST STREET, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 11th May 2004, together with the officer's written report update detailing a consultation response and additional information. Following consideration and advice from officers that Listed Building Consent related to the historic character of the listed building itself and that this was dealt with under separate legislation from the previous application, which came under planning legislation, the Committee

RESOLVED

That the recommendation included in Appendix 1 to the report be accepted and the development be granted Listed Building Consent.

68. PLANNING APPEALS

In noting the 9 appeals that had been heard, the Committee also endorsed the views of the Chairman who paid tribute to the work of the officers in attending appeals and putting forward evidence to support the decisions that had been taken.

69. PLANNING APPLICATIONS

R/28/04 – Redevelopment of existing petrol filling station comprising removal of underground tanks and other structures to provide new forecourt canopy and pumps, shop (Class A1), car wash, car care facilities, landscaping, parking spaces and new pedestrian access, Rustington Service Station, 102 Worthing Road, Rustington Having received a report on the matter, the Committee was reminded that this application had been deferred from the meeting held on 7th April 2004 in order for the applicant to provide additional information and agree to further conditions relating to litter bins, floodlighting, restriction of café floor space within new shop and to consider the removal of the car wash from the western side of the site. Subsequently the applicant had agreed to (1) a condition limiting the floor space of the ancillary café within the sales building to either 25 sq. metres, or to 10% of the total net retail floorspace; (2) a condition requiring the provision of litter bins at the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority; and (3) the submission of a separate planning

application for the proposed floodlighting. However, the applicant stated that the car wash could not be repositioned and that the scheme as shown allowed for the free flow of vehicles through the site.

Following consideration of the application, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/2/04 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for side (to north east elevation) and vertical extension to the existing two storey care home to provide a 48 bedroom care home. (This application will be determined by the West Sussex County Council), Kings Haven, 42 Kings Drive, Pagham Having received a report on the matter, concerns were raised that the proposal would have an adverse effect on neighbouring residential properties, there would be a loss of privacy and it was an overbearing development. The Committee therefore did not accept the officer recommendation to raise no objection and

RESOLVED

That an objection be raised for the following reason :-

“The proposed development would have an adverse effect on neighbouring residential properties and the street scene by reason of its design, height, position and scale. It would also result in unacceptable over looking of those properties. It is therefore contrary to Policy GEN7 of the Arun District Local Plan.”

P/39/04 – Alterations to shop front including formation of new entrance doors, installation of 1m high trolley bay rails, installation of refrigeration and air conditioning units following removal of existing plant, 194-196 Pagham Road, Nyetimber, Bognor Regis Having received a report on the matter, together with the officer’s written report update detailing the outcome of late negotiations, the Committee

RESOLVED

That the application be approved as detailed in the report.

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M/48/04 – Demolish garage and replace with double garage with pitched roof, 30 Cootes Lane, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing letters of objection received, the Committee was of the view that a site visit should take place to assess whether the proposal would have an overbearing impact on the next door neighbour's property. The Committee therefore

RESOLVED

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

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

LU/123/04 – Conservatory to rear of property (re-submission following planning application LU/16/04), 36 Clun Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received and a verbal update proposing an amendment to Condition 1, the view was expressed that the proposal was still too high. The Committee did not accept the officer's recommendation to approve and felt it should be refused for the reason put forward under the previous application. The Committee therefore

RESOLVED

That the application be refused for the following reason :-

“Due to the position and size of the conservatory, the extension constitutes an unneighbourly form of development by reason of overbearing and overshadowing. It therefore conflicts with Policies G1 and G5 of the West Sussex Structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; and GEN7 and DEV19 of the Arun District Local Plan.

(Prior to consideration of the following two applications, Councillor Brookman had declared a personal interest and left the meeting and did not vote.)

FN/26/04 – Provision of 800-900mm high decorative metal screens to existing equipment both painted black “hammerite”, The Gun Inn, The Square, Findon Having received a report on the matter, together with the officer’s written report update detailing a correction to the report; an amended Condition 2; and an additional letter of objection received, the Committee

RESOLVED

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

FN/27/04/L – Application for Listed Building Consent for provision of 800-900mm high decorative metal screen to existing equipment both painted black “Hammerite”, The Gun Inn, The Square, Findon Having received a report on the matter, together with the officer’s written report update detailing a correction to the report; an amended Condition 2; and an additional letter of objection received, the Committee

RESOLVED

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

The Chairman then called a 10 minute adjournment to the meeting.

FP/68/04 – Proposed replacement dwelling (Resubmission following FP/267/03), 42 Davenport Road, Beach Estate, Felpham Having received a report on the matter, together with the officer’s written report update detailing additional representations received, it was suggested that landscaping should be provided to the front of the proposal to soften the design. The Committee therefore

RESOLVED

That the application be approved as detailed in the report, subject to the two following additional conditions :-

“Condition 3 : No development shall take place unless and until there has been submitted to, and approved by, the Local Planning Authority a scheme of landscaping, hard and soft,

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which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

Reason : In the interests of amenity and of the environment of the development in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

Condition 4 : All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason : In the interests of amenity and of the environment of the development in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.”

FP/69/04 – Single storey rear extension and replacement conservatory, 21 Roundle Avenue, Felpham Having received a report on the matter, together with the officer’s verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/93/04 – Application under Regulation 3 of the Town and Country Planning (General Regulations) 1992 for slate tile hanging to west elevation, 67A High Street, Bognor Regis Having received a report on the matter, together with the officer’s verbal advice that the property was on Council owned land, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/99/04 – Conservatory extension (communal area), Abbotslawn, Sylvan Way, Aldwick Having received a report on the matter, concerns were raised in respect of the possible detrimental impact of the structure on the amenity of the neighbouring property. Following consideration, the Committee did not accept the officer recommendation to approve the proposal and felt that it should be refused for the same reason as the previous application. The Committee therefore

RESOLVED

That the application be refused for the following reason :-

“The proposed extension, by reason of its height and siting, would be overbearing and unneighbourly to the surrounding properties. The proposal would therefore conflict with Policies G5 of the West Sussex Structure Plan and GEN7 and DEV20 of the Arun District Local Plan.”

BE/26/04 – Proposed extension to garage including new bedroom and en-suite bathroom, 121 Sunningdale Gardens, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/34/04 – Single detached dwelling, part garden land north east of 26 Stroud Green Drive, North Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/25/04/L – Application for Listed Building Consent for refurbishment, Arundel House, 11 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AB/41/04 – Refurbishment, Arundel House, 11 High Street, Arundel
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/42/04 – Construction of 5 No. 2 bedroom two storey buildings with allocated bin stores (Resubmission of AB/155/03), Tofua, The Slupe, Arundel
Having received a report on the matter, together with the officer's written report update detailing a late consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/43/04/CA – Application for Conservation Area Consent for demolition of existing buildings (Resubmission of AB/156/04/CA), Torfua, The Slupe, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/54/04 – Replacement of existing conservatory with kitchen extension and convert existing loft space above kitchen to new bathroom, 31 Ford Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/60/04/A – Remove existing 'Alldays' sign, replace with 1 No. fascia sign, 1 No. projecting sign with external illumination, Co-op Welcome, 15-23 Queens Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/20/04 – Erection of two dwellings including the provision of two car parking spaces, land at the west of 24 Water Lane and rear of 6 Landsdown Road, Angmering Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 5, the Committee participated in a full debate which covered such issues as trees, access, car parking, the public footpath and the Inspector's decision on a previous application. Views were expressed that the proposal was out of keeping with the surrounding area and, on being put to the vote, the Committee did not accept the officer's recommendation to approve the application. The Committee therefore

RESOLVED

That the application be refused for the following reason :-

“The proposal is considered to be out of keeping with the surrounding area and is therefore in conflict with Policy G1 of the West Sussex Structure Plan, Policies DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

A/34/04 – Change of use of building to provide grooms accommodation to serve proposed Stable Block (Subject to extant planning permission A/55/99 and A/8/02), Land north of Manor Farmhouse and Manor Barn, Eddlesdon Manor, High Street, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/45/04/T – Application for the pollarding of an Evergreen Oak, 7 The Drive, Craigweil, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/50/04/T – Application to cut back 4 deciduous trees on southern border of property (within the Aldwick Bay Conservation Area), 7 The Ridings, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/73/04/T – Lopping and topping of 3 Oak and 4 Field Maple trees in rear garden, 32 St Richards Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

70. ENFORCEMENT MATTERS

(Prior to consideration of the following enforcement matter Councillor Butler left the room and did not vote.)

CON/LU/40/02 – Old Laundry Site, North Street, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That authority be provided under Section 179 of the Town and Country Planning Act 1990 to institute legal proceedings for the failure to comply with the enforcement notice.

CIC/LY/1/01 – Unauthorised signage at Calceto Farm, adjacent to A27, near junction with Lyminster Road, Lyminster Having received a report on the matter, the Committee

RESOLVED

That authority be provided under Section 224 of the Town and Country Planning Act 1990 to institute legal proceedings for the unauthorised display of advertisements.

(The meeting concluded at 7.05 pm)

