

DEVELOPMENT CONTROL COMMITTEE

11th February 2004 at 4.03 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Ayling, Biss, Brookman, Mrs Brown, Butler, Gammon, Haymes, Mrs Hazlehurst, Hill, Lury, Mrs Olliver, Mrs Stainton and Steward (substituting from Councillor Mrs Hall).

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Mrs Brown, Minute 816 to 818; Councillor Biss, Minute 823 (from Application AW/315/03/TEL) to 825; Councillor Gammon Minute 824 to 825.)

Councillors Dingemans and Mrs Oakley were also present for part of the meeting.

816. WELCOME

The Chairman welcomed Councillors Ayling and Gammon as new Members of the Committee.

817. MINUTES

The Minutes of the meeting held on 14th January 2004 were approved by the Committee as a correct record and signed by the Chairman.

818. DECLARATIONS OF INTEREST

There were no declarations of interest made.

819. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION A/139/03 – ERECTION OF 2 DETACHED DWELLINGS WITH ASSOCIATED GARAGES IN GROUNDS OF APPLE TREES AND NEW ACCESS ROAD TO THE SOUTH, APPLE TREES, MILL LANE, ANGMERING

The Committee received a report from the meeting of the Post Site Inspection Panel held on 20th January 2004 and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and the development be granted planning permission.

Development Control Committee
- 11.02.04.

820. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FG/165/03 – REPLACEMENT OF EXISTING DWELLING WITH 2 NO. SEMI-DETACHED DWELLINGS, 36 LANGBURY LANE, FERRING

The Committee received a report from the meeting of the Post Site Inspection Panel held on 20th January 2004 and was advised that the Panel had requested additional information to be supplied to enable Members to properly consider the application. This information had been provided within the officer's written report update circulated at the meeting.

In considering the application, concerns were raised that this was an overdevelopment of the plot and the Committee therefore did not accept the officer's recommendation to approve the proposal and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the development be refused for the following reason :-

“The proposed dwellings by reason of their size and bulk would represent an overdevelopment of the site that would detrimentally affect the visual amenities of the area and be out of character with the locality. The proposal would therefore be contrary to Policies G5, B1 and B2 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.”

821. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FP/217/03 – PROPOSED PARTIAL REBUILD TO FORM 1X 4 BED MAISONETTE, 2X 2 BED AND 4X 1 BED FLATS, 2 BEREWEEKE ROAD AND 5A BLAKES ROAD, FELPHAM

The Committee received a report from the meeting of the Post Site Inspection Panel held on 20th January 2004, together with the officer's written report update detailing amended plans, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and the development be granted planning permission.

822. PLANNING APPEALS

The Committee noted 9 new appeals that had been lodged and 12 appeals that had been heard.

823. PLANNING APPLICATIONS

Y/78/03 – Erection of 1 No. bungalow and single garage (resubmission following application Y/64/03), Philomel, Church Road, Yapton Having received a report on the matter, together with the officer's written report update detailing substitute plans and a further verbal update that one of the objections had been withdrawn as the passing bay had been removed from the access road, a view was expressed that this proposal could have a potential impact on the character and amenities of the area. The Committee therefore

RESOLVED

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

(At the request of the Chairman, the Committee agreed that the following two applications should be dealt with in reverse order to how they appeared on the Agenda, for ease of understanding.)

SL/28/03 – Alterations to Pub and change of use of parts of the Pub and outbuildings to residential (Resubmission of SL/12/03), The Newburgh Arms, School Hill, Slindon Having received a report on the matter, together with the officer's written report update detailing an additional representation received, views were expressed that the proposals should enhance the Conservation Area and listed building but it was felt they would in fact detract from them. The officer's advice given at the meeting was that this application would cause no harm to the listed building or the conservation area. However, the Committee did not support the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The proposed alterations would have a detrimental effect on the character and appearance of a Grade II Listed Building of Architectural/Historic Interest in a Conservation Area. The proposal is therefore contrary to Policies B3 of the West Sussex Structure Plan, CH8 and CH9 of the West Sussex

Development Control Committee
- 11.02.04.

Structure Plan Deposit Draft and AREA2 and DEV10 of the Arun District Local Plan”.

SI/27/03/L – Application for Listed Building Consent for alterations to Pub and change of use of parts of Pub and outbuildings to residential, The Newburgh Arms, School Hill, Slindon Having received a report on the matter, together with the officer’s written report update detailing additional representations received, Members felt that the Listed Building should not be altered. The Committee therefore did not accept the officer recommendation to approve the proposal and

RESOLVED

That the application be refused for the following reason :-

“The proposed alterations would have a detrimental effect on the character and appearance of a Grade II Listed Building of Architectural/Historic Interest in a Conservation Area. The proposal is therefore contrary to Policies B3 of the West Sussex Structure Plan, CH8 and CH9 of the West Sussex Structure Plan Deposit Draft and AREA2 and DEV10 of the Arun District Local Plan”.

P/147/03 – To provide and build an attached garage and bay window, 40 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/153/03 – Construction of 1 No. detached bungalow and detached double garage, 39 Harbour Road, Pagham Having received a report on the matter, together with the officer’s written report update detailing comments from English Heritage and substitute/amended plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/128/03 – Outline Planning Application for erection of 4 bedroom bungalow incorporating conversion of existing outbuilding (previously granted on 26th May 1995), The Manor House, 1 Sea Lane, Middleton on Sea Having received a report on the matter, together with the officer’s written report update detailing additional representations received, the Committee

participated in a full debate regarding the proposals. Views were expressed that the Village Design Statement, which had been adopted as Supplementary Planning Guidance, should be supported and The Manor House gardens protected and maintained. In addition, concerns were raised that, as this was an Area of Special Character, the street scene and listed building would be harmed. Following advice that there would be no detrimental impact on the main garden area as it was separated from the application site by flint walls, the proposal would incorporate existing buildings and the listed building would not be affected because of screening, the Committee did not accept the officer recommendation that the application should be approved and

RESOLVED

That the application be refused for the following reason :-

“The proposal would by reason of its effect on the Listed Building and the Middleton on Sea Area of Special Character, especially in relation to The Manor House garden, result in an unacceptable form of development that is contrary to Policies G5, B1, B2, B3 of the West Sussex Structure Plan, DEV1, CH9 of the West Sussex Structure Plan Deposit Draft and GEN7, AREA1, DEV11 and the Middleton on Sea Supplementary Planning Guidance of the Arun District Local Plan.”

LU/401/03/L – Replace 3 front elevation aluminium windows with UPVC double glazed windows and replace 1 rear sash window with a UPVC double glazed window, Flat 5, 32 South Terrace, Littlehampton Having received a report on the matter, the Committee was reminded that this was a retrospective application. If Members were minded to support the officer recommendation to refuse the application, it was pointed out that they would also have to decide whether a Listed Building Enforcement Notice should be issued, requiring that the 3 front windows of the top floor flat No. 5 be removed and replaced with painted timber vertically sliding sash windows and that a period of three months be given to comply with the requirements. In considering this, it was suggested that a 6 month period for compliance would be more practicable but on this being put to the vote it was declared LOST. The Committee therefore

Development Control Committee
- 11.02.04.

RESOLVED - That

(1) the application be refused as detailed in the report; and

(2) a Listed Building Enforcement Notice be issued with a period of three months for compliance.

LU/439/03 – Residential development of 43 houses and associated garages, Former HRI site, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing consultation responses and amended plans and conditions, the Committee

RESOLVED

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

The Chairman then called a 15 minute adjournment to the proceedings.

F/24/03 – Conversion of the old blacksmiths workshop and cattle shed to storage units as well as the farm office, Blacksmiths and Cart Shed adjacent to New House, Farm, Ford Lane, Ford Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/154/03 – Demolition of single storey extension, construction of 2 storey extension, Franklands Green Cottage, 34 Ferring Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing substitute plans, the Committee

RESOLVED

The application be approved as detailed in the report.

(At the request of the Chairman, the Committee agreed that the following two applications should be dealt with in reverse order to how they appeared on the Agenda, for ease of understanding.)

FG/172/03 – Proposed replacement garden room, Jasmine Cottage, 42 Ferring Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/171/03/L – Application for Listed Building Consent for replacement garden room 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 approved as detailed in the report.

FG/177/03 – Demolition of existing bungalow and construction of two detached chalet bungalows, 4 Beehive Lane, Ferring 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.

EG/90/03/PO – Application to discharge planning obligation dated 7/11/03 relating to age occupancy restriction, Barnham Medical Centre, 134 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a correction under the section 'Comment on Representations Received' regarding the description of the proposal, the Committee

RESOLVED

That the application be approved as detailed in the report.

CM/47/03 – Replacement of existing garage with double garage and adjacent room (Resubmission following application CM/33/03), 3 Westground Cottages, Horsemere Green Lane, Clymping Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 11.02.04.

BR/334/03 – Change of use to the north side of 5 self- contained flats, 2,3,5,9 and 10 for adults with learning difficulties, Salisbury House, The Steyne, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing a correction to the site address, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/376/03 – Application Under Regulation 3 of the Town and Country Planning General Regulations 1992 for a vehicular crossover, 144 Gravitt Lane, Bognor Regis Having received a report on the matter, Members were advised that this was a Council owned property. The Committee

RESOLVED

That the application be approved as detailed in the report.

BR/383/03 – Change of use from Amusement Arcade (sui generis) to Licensed Betting Shop (A2), Rear of 20 Lennox Street and Fronting Norfolk Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/108/03 – 2 No. 2 bedroom terraced houses, part garden land N/E of 26 Stroud Green Drive, North Bersted Having received a report on the matter, the Committee felt that there was a requirement for the proposal to be assessed on the grounds of possible overdevelopment of the site and therefore

RESOLVED

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

AB/155/03 – Construction of 5 No. 4 bedroom two storey buildings with allocated bin stores, Torfu, The Slipe, Tarrant Street, Arundel Having received a report on the matter, Members were of the view that a site visit should take place to assess the potential impact of the development on the character and amenities of the area. The Committee therefore

RESOLVED

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

AB/156/03/CA – Application for Conservation Area Consent for demolition of existing buildings, Torfu, The Slipe, Tarrant Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be deferred to allow it to be considered at the same time as the previous application AB/155/03.

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

AB/200/03 – Two storey rear extension to provide kitchen, extended living room, master bedroom, dressing room, en-suite, utility room and store, 12 Torton Hill Road, Arundel Having received a report on the matter, together with the officer's written report update detailing the correct set of conditions to replace those included in the Agenda, the Committee

RESOLVED

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

A/162/03 – New garage, The Barn House, Ham Manor Way, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 11.02.04.

AW/294/03 – Approval of reserved matters pursuant to outline consent AW/65/00 for 2x4 bedroom houses and garages, Little Fellows, 31 The Drive, Craigweil, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and advice that an appeal had been lodged against non-determination, Members indicated that they would have refused the application for the reason laid out in the report. The Committee then

RESOLVED

That, if the appeal had not been lodged, the application would have been refused for the reason detailed in the report.

AW/299/03 – Renewal of unimplemented planning AW/65/00 for demolition of existing house and erection of 2x4 bedroom houses each with a double garage, Little Fellows, 31 The Drive, Craigweil, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, comments were made that there had been significant changes to the Council's planning policies since the original application had been allowed on appeal and these must now be taken account of. It was particularly noted that the Craigweil Estate had now been designated as an Area of Special Character and demolition of the existing house on the site would have a detrimental effect.

The Planning Control Manager reminded Members that this application had previously been allowed on appeal and that a subsequent appeal on a reserved matters application had included the following comment "I find the basic location and massing of the buildings acceptable". Although the appeal concerned detailed matter, it came after the Area of Special Character had been approved in the 2003 Local Plan and indicated that the Inspector was satisfied with the principle of two houses. He further advised that any decision arrived at must be seen to be reasonable. However, the Committee voted to not accept the officer recommendation to approve the proposal and felt that it might be unacceptable if it did not enhance the Area of Special Character; and did not comply with Policy GEN22.

Following discussion and advice from the Planning Solicitor, it was agreed that the application should be deferred to enable officers to present a report to the next available meeting, so as to reflect the debate and the issues raised. The Committee therefore

RESOLVED

That the application be deferred to allow a report to be put forward to the next available meeting, so as to reflect the debate and issues raised.

AW/298/03 – Outline application for one single storey dwelling, Next to 1 Lovells Close (rear of 138 and 148 Nyetimber Lane), 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/311/03/T – Crown reduction/thinning of one Horse Chestnut Tree, 223 Manor Way, Aldwick 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 Mrs Brown declared a prejudicial interest and left the meeting and did not vote.)

AW/315/03/TEL – Prior notification for telecommunications installation for a 12.5m high slim line monopole (including antennas) and equipment cabinet, land at Bognor Regis Treatment Works, Off Silverstone Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, it was confirmed that the applicant's agent had stated that "there is no intention to install Tetra equipment on the mast" in response to concerns that had been raised by members of the public. The update report explained that fear of perceived health risk might be a material planning consideration. However, in this case it was not considered that there was sufficient weight to justify an additional reason for refusal. The reason for refusal should therefore remain as outlined in the report. Following consideration, the Committee

RESOLVED

That the application be refused as detailed in the report.

Development Control Committee
- 11.02.04.

824. ENFORCEMENT MATTERS

CIC/AB/11/03 – Unauthorised BBQ Area at Mango’s Wine Bar, 63 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That no further action be taken but the owner be advised that the development does not have the benefit of Listed Building Consent. This fact will be revealed on CON/29/A when a local Land Charges Search is undertaken.

825. REVIEW OF SCHEME OF DELEGATION

The Planning Control Manager presented this report to the Committee following its deferral from the previous meeting to enable Parish Councils to respond and their comments be given due consideration. The officer’s report update circulated at the meeting also detailed further responses from some Parish Councils. The purpose of the report was to consider possible changes to the Planning Scheme of Delegation in order to increase the proportion of applications determined under delegated powers and to assist in improving the speed of decision making in accordance with Best Value Targets set nationally by Central Government.

During the course of debate, concerns were raised about the perceived loss of involvement by the Parish Councils and that it could be seen as an erosion of democratic principles within local government. Members were anxious this might not be the best route to follow and a suggestion was made that perhaps a better way forward would be to increase the frequency of Committee meetings held to determine planning applications. It was therefore agreed that officers should bring a report back to a future meeting, which would include the staffing and resource implications of having a 2/3 weekly cycle of Development Control Committee meetings.

The Committee

RESOLVED

That this item be deferred to a future meeting to enable officers to prepare a report which sets out the implications of moving to a 2/3 weekly cycle of meetings.

(The meeting concluded at 8.42 pm)

