

DEVELOPMENT CONTROL COMMITTEE

17<sup>th</sup> November 2004 at 2.30 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Bower (substituting for Councillor Mrs Brown), Brookman, Butler, Mrs Coleman (substituting from Councillor Haymes), Mrs Hazlehurst, Hill, Mrs Maconachie, Mrs Olliver, Scutt and Mrs Stainton.

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Butler, Minutes 586 to 593 (part, to Application A/166/03); and Councillor Mrs Olliver, Minute 593 (part, from Application EP/123/04) to Minute 595.)

Councillor Wingrove was also present for part of the meeting.

586. CHANGE TO THE ORDER OF THE AGENDA

At the request of the Chairman, the Committee agreed to a change to the order of the Agenda to allow Application A/166/03 to be heard first under Agenda Item 9, Planning Applications, due to the amount of public interest.

The Chairman also advised those present that Application AB/136/04 had been withdrawn.

587. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Brown, Mrs Hall and Haymes.

588. MINUTES

The Minutes of the meeting held on 20<sup>th</sup> October 2004 were approved by the Committee as a correct record and signed by the Chairman.

589. DECLARATIONS OF INTEREST

Councillor Bower declared a prejudicial interest in Application A/166/03.

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590. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/303/04 – DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 2 DETACHED BUNGALOWS, (RE-SUBMISSION FOLLOWING BR/205/04), 10 NEWHALL CLOSE, BOGNOR REGIS

The Committee received a report from the meeting of the Post Site Inspection Panel held on 26<sup>th</sup> October 2004 and

RESOLVED

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

591. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION M/90/04 – ALTERATIONS AND ADDITIONS PLUS CONVERSION OF 3 BED MAISONETTE TO FORM 3 NO. ONE BED FLATS, FLAT 4, BANKSIDE, 128 MIDDLETON ROAD, MIDDLETON ON SEA

The Committee received a report from the meeting of the Post Site Inspection Panel held on 26<sup>th</sup> October 2004, and agreed with the Panel's view that the officer recommendation to approve the application should not be accepted and therefore

RESOLVED

That the application be refused for the following reason :-

“The proposal by reason of its size and design would be out of keeping with the Area of Special Character and represent an overdevelopment of the site contrary to GEN7 and AREA1 of the Arun District Local Plan.”

592. PLANNING APPEALS

The Committee noted the 8 appeals that had been heard.

593. PLANNING APPLICATIONS

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

A/166/03 – Construction of a new building – Angmering Doctors' Surgery with car parking on site, Land to west of road junction intersection of Station Road and The Thatchway Having received a report on the matter, together with the officer report update detailing a response from the Council's Landscape Section, Members were advised that, as the Environment Agency had objected to the site as being at a high risk of flooding and an alternative site was available, the officer recommendation was to refuse this application. A verbal correction was also made to the Appeal Inspector's comments made in 2002 that he had "severe" reservations rather than "several" reservations, as detailed on page 121 of the Agenda under Conclusions.

The Committee participated in a detailed debate and acknowledged the essential need for a doctors' surgery in Angmering. Following discussion, the general views of Members indicated that, having taken account of the comments of the Parish Council, the increasing development of the village and its environs, the position of the site within Angmering, and the fact that the Primary Care Trust did not find the alternative site suitable, they might be minded to approve the application. However, it was felt that the comments of the Environment Agency had filtered in an element of doubt and, also, they had not given any reasons why a building on stilts was unacceptable. Due to the overwhelming public interest in this matter, it was therefore suggested that the Environment Agency should be contacted and requested to consider the application further and provide more information.

The Committee therefore

RESOLVED

That the application be deferred to enable the Environment Agency to provide further information.

SL/22/04 – Variation to Conditions No. 4 of planning permissions SL/40/99, SL/10/01 and SL/6/02 to permit use for B1(A) office purposes, Stoneyfield Farm, Shellbridge Road, Slindon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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R/230/04 – Remove side covered way, enlarge kitchen, Milton House, 5 Holmes Lane, Rustington Having received a report on the matter and the officer's verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/367/04 – Change of use of dairy and garage to storage and display of plant/equipment; tool hire and sales facility together with ancillary offices, alterations to existing elevations, canopy extension to south elevation and building of new boundary walls, Wick Farm Dairy and Thatchway Garage, Arundel Road, Wick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/370/04 – Demolition of single garage and construction of new two bedroom detached bungalow and garage, 1 Seaton Close, Wick, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/390/04 – Single storey rear extension, 26 County Wharf, Pier Road, Littlehampton 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 Biss stated that, on advice from the Planning Solicitor, he would declare a personal interest as Chairman of Climping Parish Council and would speak and vote on the matter. However, during the course of the debate the Chairman requested Councillor Biss to speak on the matter but to take no part in the vote. This was agreed to.)*

F/20/04 – Development of materials recycling facility, Offices and Visitor Centre (This application is a County matter and will be determined by the West Sussex County Council), Ford Materials Recycling Facility, Ford Airfield, Ford Road, Ford Having received a report on the matter, together with the officer's written report update detailing additional representations and

consultation responses received, the Committee participated in a full debate regarding the proposal.

The Chairman welcomed to the meeting, Peter Rainier and Duncan Barratt, officers of West Sussex County Council, who were in attendance to clarify and enlarge on any matters the Committee wished to bring to their attention during the course of the debate. The comment was made that the matter would be brought before the relevant County Council Committee at its next meeting in December and that no recommendation had yet been put forward by officers and therefore no determination had been made.

Following detailed discussion, it was acknowledged that the principle of a waste recycling facility was not in question. A smaller MRF (materials recycling facility) would in fact be welcomed at Ford if it served only the Arun District. The question was asked why had it been proposed that this MRF be sited at the bottom edge of the County rather than in a more central position with access to a better transport network. Members were informed that the present facility at Sompting was due for closure in December 2006 and the availability of the site at Ford was therefore a key factor in giving this site serious consideration in order to meet the Government's recycling targets.

The Committee questioned the County Highways Officer's contention that it was anticipated that the proposal would generate an increase of 12 HGV movements an hour and that this would have a minimal impact on the traffic flows in the vicinity. Serious concerns were expressed that a grid lock situation occurred whenever there was an accident on the surrounding main routes and any increase in traffic movements would only exacerbate this.

The Committee also expressed concern at the tonnage of waste that would be processed and whether a Section 106 Agreement would be sufficiently robust to improve the situation for the local community.

The Chairman thanked the County officers for their attendance at the meeting.

The Head of Planning Services summed up the debate by stating that Members were clearly not happy with the officer recommendation to not object to the proposal. The principle of a MRF was supported but the Committee had serious concerns about the location due to the impact of increased traffic flows. It was agreed that the Head of Planning Services would forward a strong representation to the County Council on behalf of the District Council expressing its concerns with regard to :-

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- The impact of the scale of development, particularly the additional lorry movements 24 hours a day on the immediate highway network;
- The potential increase in hazardous conditions at the junction with the A259;
- The impact on the safety of pedestrians and cyclists en route to Climping School;
- The sustainability credentials of the proposed development given the distances that materials would be brought to the facility by road and then taken on further by road using HGVs; and
- The reliance on a lorry-routing scheme to protect certain residents that would be almost impossible to enforce

On being put to the vote, the Committee did not accept the officer recommendation to raise no objection to the proposal and

**RESOLVED**

That a representation be forwarded to West Sussex County Council stating that the District Council, whilst recognising the need for a materials recycling facility, raises an objection to the application at Ford due to serious concerns on the grounds of infrastructure, transport and location.

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

EP/123/04 – Two storey extension, 37 Normandy Lane, East Preston  
Having received a report on the matter, together with the officer's verbal advice that the proposal should properly be referred to as a 1½ storey extension rather than 2 as detailed in the report, the Committee

**RESOLVED**

That the application be approved as detailed in the report.

EP/131/04 – One house and one bungalow, West of Field House, 5 Sea Lane Close, East Preston Having received a report on the matter, together with the officer report update detailing additional representations received and late considerations, concerns were expressed that this proposal was a cramped and overdevelopment of the site. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“By reason of the size of the site, it is considered that the provision of two dwellings would represent an overdevelopment of the site and would result in a loss of character to the locality. It is therefore contrary to Policies DEV1, CH1 & LOC1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.”

BR/307/04 – Conversion of six offices to form four 1 bedroom flats, two studio flats and construction of two 2 bedroom flats, 46/48 High Street, Bognor Regis Having received a report on the matter, Members were given clarification of the issues that they had raised at the previous meeting with regard to access, the Housing Needs Survey, refuse, design and the Bognor Regis Masterplan. Following discussion, the Committee

RESOLVED

That the application be approved as detailed at Appendix 2 to the report.

BE/90/04 – Single 3 bedroom house, 17 Stroud Green Drive, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/136/04/L – Application for Listed Building Consent for a proposed new dial to Arundel Town clock Having received a report on the matter, the Committee was reminded that this application had been withdrawn.

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AW/145/04 – Proposed four bedroom house and double garage, Plot 18, land to curtilage of Crimshams, Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing an amended description and additional representations, views were expressed that the development should blend in with the rest of the estate. It was therefore suggested and agreed that Condition 2 should be amended to delete the word "extension" and to include "quality" to ensure that the proposal would not be out of keeping with the area. The Committee therefore

RESOLVED

That the application be approved as detailed in the report and subject to amendment of Condition 2 to read :-

"Condition 2 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building. **The applicant to be advised that the Local Planning Authority will be seeking to ensure that the materials proposed reflect the quality of the estate.**"

AW/215/04 – Erection of one attached bungalow, 2 Worcester Close, West Meads, 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.

AW/219/04/T – 35% crown reduction of one Oak tree, 23 West Avenue, Aldwick 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/220/04 – New detached chalet bungalow, Rear of 32 Carlton Avenue, Rose Green, 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.

AL/87/04 – Extend and alter the property pursuant to approval for change of use AL/38/00 to unit for persons with learning disabilities, Larks Mead, Nyton Road, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing an additional condition regarding visibility splays, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the additional condition as set out in the written report update.

594. ENFORCEMENT MATTERS

The Committee received and noted two information reports from the Planning Solicitor with regard to the results of court action taken by the Council in respect of enforcement matters.

595. MONTHLY FIGURES

The Committee received and noted a report from the Head of Planning Services which detailed the performance of the planning section relative to the Government's set Best Value Performance Indicators.

The Head of Planning Services highlighted that the figures for major applications had dipped quite significantly over the last few months and that 12 minor applications had missed the target dates because they had had to be put to Committee for consideration. A further report would be presented to a future meeting in respect of the Council's performance on appeals.

(The meeting concluded at 6.47 pm)

