

DEVELOPMENT CONTROL COMMITTEE

20th October 2004 at 2.33 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Biss, Brookman, Mrs Brown, Butler, Dyball, Mrs Hall, 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 :- Councillors Mrs Olliver and Scutt, Minute 493 (part, from Application FG/113/04); and Councillor Parris, Minute 493 (part, from Application R/218/04).)

489. MINUTES

The Minutes of the meeting held on 22nd September 2004 were approved by the Committee as a correct record and signed by the Chairman.

490. DECLARATIONS OF INTEREST

There were no declarations of interest made.

491. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION EG/63/04 – OUTLINE APPLICATION FOR REDEVELOPMENT OF DENTAL SURGERY TO 8 NO.2 BED APARTMENTS, 1 DOWNVIEW ROAD, BARNHAM

The Committee received a report from the meeting of the Post Site Inspection Panel held on 28th September 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 :-

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“By reason of its size and height, the proposed erection of this block of flats will have an adverse impact on the visual amenities of the area, which is designated as an Area of Special Character. It will also be unneighbourly to the property to the north. The proposal is therefore contrary to policies G1, G5, B1 and B2 of the West Sussex Structure Plan, LOC1, DEV1 and CH1 of the West Sussex Structure Plan (to be adopted) and policies GEN7 and AREA1 of the Arun District Local Plan.”

492. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION R/171/04 – CHANGE OF USE OF DINING AREA TO BE USED AS A SMALL HOME NURSERY FOR FIVE CHILDREN BETWEEN THE AGES OF 2-5 YEARS, 33 CHANCTONBURY ROAD, RUSTINGTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 28th September 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 reasons :-

“1. By reason of the size of the site and proximity to neighbouring residential properties the use of No. 33 Chanctonbury Road for a children's nursery would be an unacceptable intensification in the use of the site which would be prejudicial to the amenities and quiet enjoyment of neighbouring residential properties and therefore is contrary to Policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan (to be adopted), and GEN7 of the Arun District Local Plan.

2. 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 G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.”

493. PLANNING APPEALS

The Committee noted the 14 new appeals that had been lodged and 6 appeals that had been heard.

494. PLANNING APPLICATIONS

AW/150/04/T – Application for the 25% lopping of one Silver Birch to the south side of property, 12 St Richards Way, Aldwick Having received a report on the matter, together with the officer report update detailing an additional representation from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/173/04/T – Reduce one Hollyoak tree by 50% (within the Aldwick Bay Conservation Area), 229 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/179/04 – Erection of dividing wall between 44 Churchill Avenue and 1 St Peters Close, 44 Churchill Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/189/04/T – Lopping and thinning of 7 Sycamore trees, 17 Faresmead, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 20.10.04.

AW/191/04/T – Surgery to one mature oak tree, Highway land, adjacent 98 Barrack Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/192/04 – Increase dormer size to incorporate en-suite, 25 Aldwick Gardens, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/194/04/T – Lopping of 1 Willow tree, Mickleham Cottage, 119 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/205/04/T – Reduce crown by 10% and thin remainder by 20% for good husbandry to one Oak tree, 23 Grange Court, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/84/04 – Erection of two dwellings including the provision of two car parking spaces. Resubmission of A/20/04, land at the west of 24 Water Lane and rear of 6 Landsdown Road, Angmering Having received a report on the matter, the Committee was advised that the design of the building had now been altered and there were no longer any rooms in the roof. However, Members were of the view that this proposal was not significantly different from the previous application that had been refused and expressed their concerns that the development would be at the expense of environmental quality, especially as they were family dwellings with very small gardens. Following debate, the Committee did not agree with the officer recommendation to approve the application and felt that it should be refused for the same reason as previously. 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 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.”

A/117/04 – Modification to house previously granted planning permission A/156/02 (resubmission of A/33/04), Ally Cats, Dappers Lane, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/119/04 – Detached chalet bungalow with integral garage, land East of Foxdale Drive, Angmering 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.

AB/127/04/L – Application for Listed Building Consent for the conversion of accommodation unit with shop and 1 No. self-contained shop, Crown Cottage, 37 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/128/04 – Conversion into accommodation unit with shop and 1 No. self-contained shop, Crown Cottage, 37 High Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 20.10.04.

BR/287/04 – Change of use from vacant back land to private garden, 11 Westloats Lane, Bognor Regis Having received a report on the matter, together with verbal officer advice that the proposal related to Council owned land, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/303/04 – Demolition of existing dwelling and erection of two detached bungalows (resubmission following BR/205/04), 10 Newhall Close, Bognor Regis Having received a report on the matter, the Committee was of the view that the proposal could have a significant impact on the street scheme and therefore

RESOLVED

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

BR/307/04 – Conversion of six offices to form four one bed flats, two studio flats and construction of 2 No. 2 bed flats, 46/48 High Street, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional representation received and an additional condition, the Committee participated in a detailed debate and expressed concerns relating to highway issues; refuse disposal; design of the building; loss of commercial floor space; and type of accommodation. Members did not accept the officer recommendation to approve the proposal and, following verbal advice, agreed that this item should be deferred to enable officers to go back to the applicant for clarification of the waste handling facilities and various other issues that had been raised. The Committee therefore

RESOLVED

That the application be deferred to the next meeting for further information.

CM/3/04 – Redevelopment of the existing waste management facility, comprising the replacement of existing offices and welfare facilities plus an additional weighbridge office and two weighbridges. Repairs to the existing building, replacement front elevation with additional doors. Improved drainage and additional impermeable hard standing area. Construction of storage bays for recycled materials and expansion of the operations from 9 & 10 to 7 & 8 . (This application will be determined by West Sussex County Council), Ford Waste Management Facility, Units 7-10, Rudford Industrial Estate, Ford Road, Ford Having received a report on the matter, the Committee was reminded that this matter had already been determined by West Sussex County Council. Members expressed their serious concerns regarding increased traffic movements and the detrimental impact this would have on the Littlehampton and Ford localities. Ford and Climping Parish Councils and Littlehampton Town Council had objected to the application and, following debate, it was suggested that this Council should send a strong representation to the County Council that the infrastructure and highway facilities must be improved within the area. The Committee therefore did not agree with the officer recommendation to raise no objection and

RESOLVED

That an objection be raised to the application, together with a strong representation regarding transportation and road issues.

EG/83/04 – Reconstruction of roof to provide new first floor, rear two storey extension and new garage on site of former garage, Mays Cottage, Church Lane, Eastergate Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/90/04/T – Lop one Oak tree, 9 Holmdale, Eastergate 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.

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

Development Control Committee
- 20.10.04.

FG/113/04 – Erection of one detached one bedroom bungalow, Mallards, 61 Little Paddocks, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/29/04 – Elderly relative accommodation/games room, sun lounge, double garage and new front wall – a continuation of the existing along the back of verge (Resubmission following K/15/04, Dolphins, Gorse Avenue, Kingston Gorse Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/31/04 – Stables/sheep breeding pens, Land adjoining Orchard Cottage, Kingston Lane, Kingston Having received a report on the matter, together with the officer's written report update detailing a further comment from County Highways, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/255/04 – Change of use to permanent site for kiosk, The Kiosk, Arun Parade, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/309/04 – Change of use from rest home to house under multiple occupation, 51 Arundel Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 20.10.04.

LU/313/04 – Redevelopment of existing household waste recycling facilities. This application will be determined by West Sussex County Council, land off Mill Lane, Littlehampton Having received a report on the matter and taking account of the comments of the Council's own Environmental Health Service regarding noise levels at the site, the Committee was still extremely concerned that the site was too small for the area, now and in the future and that the highway infrastructure was not of a sufficiently reasonable standard to accommodate the increased traffic movement, now and in the future. Members therefore did not accept the officer recommendation to raise no objection to the proposal and

RESOLVED

That an objection be raised to the application on the grounds that the site was too small for the proposed facilities and that there was inadequate highway infrastructure to support future traffic movements.

LU/322/04 – Demolition of existing building and redevelopment of the site to provide 4 town houses and ancillary car parking and landscaping, site of the Britannia Public House, Pier Road, Littlehampton Having received a report on the matter, together with the officer report update attaching the complete report as part had been omitted from the Agenda in error, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/349/04 – Residential redevelopment to provide 19 flats (7 No. 2 bed and 12 No. 1 bed) over four storeys, Panhandle Pete's site, Terminus Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an additional consultation response from the County Council's Planning Officer and an amended recommendation that the application be approved subject to a Section 106 Agreement, the Committee participated in a full debate which raised concerns with regard to design, overlooking and car parking. Members did not accept the officer recommendation to approve and, following officer advice, agreed to defer the matter to enable officers to go back to the applicant for further consultation and negotiation to achieve a more acceptable design.

During the course of discussion the Committee requested the Planning Control Manager to ascertain whether the steps it had been informed of at the Special meeting on 18th August 2004 to encourage developers to improve their designs had been expedited.

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- 20.10.04.

The Committee then

RESOLVED

That the application be deferred to enable officers to negotiate an improved design with the applicant.

LU/353/04 – Construction of 2 No. 1 bedroom flats, 40/42 Arundel Road, Littlehampton Having received a report on the matter, together with the officer's verbal update that three further letters of support had been received, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/90/04 – Alterations and additions plus conversion of 3 bed maisonette to form 3 No 1 bed flats, Flat 4, Bankside, 128 Middleton Road, Middleton on Sea Having received a report on the matter, the Committee was of the view that a site visit should be undertaken to assess the impact of the proposal on the amenities of the area, the Area of Special Character and parking requirements. The Committee therefore

RESOLVED

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

P/100/04 – Erection of one chalet bungalow, land at 51 Sea Lane, Pagham Having received a report on the matter, together with the officer's written report update detailing an additional consultation response and an additional condition, Members expressed their concerns that the proposal was out of character with the area and would have a detrimental impact on the setting of the neighbouring Grade II listed building, The Thatched Cottage. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

“The proposed chalet bungalow, by reason of its height and bulk, would be detrimental to the visual amenities and character of the area. It would also be unneighbourly and detrimental to the setting of the Listed building to the north. The proposal is therefore contrary to Policies G5, B1, B2, B3 of the West Sussex Structure Plan, LOC1, CH1, DEV1 of the West Sussex Structure Plan (to be adopted) and GEN7 and DEV11 of the Arun District Local Plan.”

P/101/04 – Alterations and first floor additions, 51 Sea Lane, Pagham

Having received a report on the matter, together with the officer's written report update detailing an additional consultation response, late negotiations and an additional condition, Members felt that this proposal was unneighbourly and therefore did not support the officer's recommendation for approval. The Committee

RESOLVED

That the application be refused for the following reason :-

“The proposed first floor extension, by reason of its height, would be detrimental to the visual amenities and character of the area. It would also be unneighbourly and detrimental to the setting of the Listed building to the north. The proposal is therefore contrary to Policies G5, B1, B2, B3 of the West Sussex Structure Plan, LOC1, CH1, DEV1 of the West Sussex Structure Plan (to be adopted) and GEN7, DEV11 and DEV19 of the Arun District Local Plan.”

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

PE/P/1/04/TEL – Prior notification for the installation of 10 metre high timber telegraph pole style monopole with 3 No antennas mounted with a GRP shroud (total height 12m), 2 No equipment cabinets and development ancillary thereto, Verge on west side of Pagham Road (opposite Nos 28 & 28a), Pagham Having received a report on the matter, together with the officer's written report update detailing receipt of additional representations, a consultation response and a letter from the applicant's agent, the Committee was reminded that the statutory publication period did not expire until 21st October 2004 and therefore

RESOLVED

That, in consultation with the Chairman, the decision to raise no objection be taken by officers under delegated powers, subject to receipt of no further comment making any new points by 21st October 2004.

R/218/04 – Variation of Condition 7 imposed on R/28/04 to read as follows : The shop/café building shall be closed to members of the public except between the hours of 0700-2300 hours on seven days including Bank Holidays and other public holidays. Outside of these hours, the only transactions that will be permitted will be for the sale of petrol/diesel goods, with transactions made only through an external security hatch and customers shall not be admitted to the shop building, Rustington Service Station, 102 Worthing Road, Rustington 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.

WA/62/04 – New dormer windows and single storey rear garden room, 25 Henty Close, Walberton Having received a report on the matter, together with the officer's verbal correction that under Site Characteristics it should read southerly rather than northerly, the Committee agreed that an additional condition requiring the rooflights to be permanently non-opening should be attached to the application and

RESOLVED

That the application be approved, subject to the addition of the following condition :-

“Condition 4 : The rooflights on the south elevation of the extension hereby permitted shall at all times be fixed to be permanently non-opening.

Reason : To protect the amenities and privacy of the adjoining property in accordance with Policies G1, G5 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan (to be adopted) and GEN7, DEV19 of the Arun District Local Plan.”

W/9/04 – Demolition of timber/asbestos bungalow and construction of two semi-detached small family houses. (This application is a Departure from the Development Plan), Littlecot, Clay Lane, Warningcamp Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 7.20 pm)