

DEVELOPMENT CONTROL COMMITTEE

22<sup>nd</sup> December 2004 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Biss, Minutes 707 (from Application R/256/04) to 710; Councillor Mrs Brown, Minute 703 to 707 (part, from Application AW/227/04 to A/114/04) and Minutes 708 to 710; Councillor Hill, Minutes 707 (from Application R/256/04) to 710; Councillor Mrs Olliver, Minutes 707 (from Application M/128/04) to 710.)

Councillor Wingrove was also present for part of the meeting.

703. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Maconachie and Mrs Stainton.

704. MINUTES

The Minutes of the meeting held on 17<sup>th</sup> November 2004 were approved by the Committee as a correct record and signed by the Chairman.

705. DECLARATIONS OF INTEREST

Councillor Mrs Hall declared a prejudicial interest in Application BR/380/04.

706. PLANNING APPEALS

The Committee noted 18 new appeals that had been lodged and 4 appeals that had been heard.

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707. PLANNING APPLICATIONS

AW/227/04 – Guest Lodge accommodation (re-submission of AW/22/04), Moonrakers, Dark Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/228/04 – Two storey side extension to form elderly relative annexe, 10 Westminster Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/234/04 – Conversion of store into dwelling house and conversion of store to one bed flat and associated parking, 14 Rose Green Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/235/04 – Removal of existing sunroom and covered area and extension and conversion of garage to form annexe for dependent relative, 105 Nyetimber Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/238/04/T – Application to reduce the crowns of 3 No. Holm Oak Trees by 20% and clean the crowns of dead and broken branchwood, 1 The Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/241/04/T – Top one Macrocarpa, one Horse Chestnut and one Tilia by approximately one fifth, thinned out and shaped, 56 Barrack Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/246/04/T – Reduce 1 Oak tree by 25%, 47 Old Place, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/255/04 – Single storey extension on the west side of the property providing a utility and shower room, replacement of the existing attached single garage with a two storey extension, providing a garage with bedroom and ensuite above, 233 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/263/04/T – Lop 5 No. Poplar trees to one third of height, 72 Pinehurst Park, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/114/04 – Proposed residential development for the erection of 15 No. 2/3 bedroom houses (resubmission following A/114/03), Lansdowne Nursery, Mayflower Way, Angmering Having received a report on the matter, views were expressed that when negotiating the Section 106 Agreement (should the proposal be approved), officers should take account of the need for recreational provision for children over nursery age. The Committee then

RESOLVED

That the application be approved as detailed in the report.

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A/133/04 – Change of use from office/private house (B1(a)) to country house hotel (C1), Syon House, High Street, Angmering Having received a report on the matter, together with the officer's written report update detailing an additional letter of representation, it was suggested and agreed that an additional Informative be added to the Conditions which related to works that also required Listed Building Consent, i.e. the external flue. Following detailed consideration, the Committee

RESOLVED

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

"This permission does not purport to granted Listed Building Consent, to which a separate application is required in that behalf".

A/154/04 – Demolition of 2 No. detached houses and erection of 7 No dwellings in 2 No. terraces, Mill Road, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representations received, concerns were raised that the proposal did not fit in with the character of the area and was an overdevelopment of the site. In addition it was felt that the footway through the development was unacceptable due to crime reduction issues. The Committee therefore did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reasons :-

(1) The provision of seven dwellings represents an overdevelopment of the site and will give rise to unacceptable overlooking onto existing neighbouring residential properties and will thereby affect the character of the area. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan; and

(2) The provision of a footpath through the site is considered to create a risk of crime to the detriment of the locality. The proposal is therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 and GEN18 of the Arun District Local Plan.

AB/149/04 – Replacement of existing dormer window at second floor with larger dormer window, Houghton House, 4 Arun Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/150/04/L – Application for Listed Building Consent for replacement of existing dormer window at second floor with larger dormer window, Houghton House, 4 Arun Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/168/04/L – Listed Building Consent for 3 No. replacement windows, 31 King Street, Arundel Having received a report on the matter, together with the officer's written report update detailing a consultation response received and verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/173/04 – Two storey side extension, new porch to front and new vehicular crossover onto Jarvis Road, 68 Pearson Road, Arundel Having received a report on the matter, together with the officer's written report update detailing an additional representation received and verbal advice that the Agent had written in and removed reference to the vehicular access and crossover from the application, the Committee

RESOLVED

That the application be approved as detailed in the report.

BN/49/04 – Change of use of police houses to offices, Police Houses, 1 & 2 Yapton Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a consultation response, the Committee

RESOLVED

That the application be approved as detailed in the report.

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BE/103/04 – Conversion to an existing attic into a habitable room, 28 South Way, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/323/04 – Erection of 1 bedroom ground and first floor flats, new pitched roof and alterations to existing flats, 33, 35 and 37 Nelson Road, Bognor Regis 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.

BR/350/04 – Proposed new two storey dwelling (re-submission following BR/211/04), 30 Laburnum Grove, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/354/04/T – Removal of branches from two Pinus Radiata trees, overhanging 4 & 5 Woodend, South East of Chipley Court, Hawthorn Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/363/04 – Extension to provide three flats on 3 floors and internal modifications to existing block, demolition of existing garage, 45 Glamis Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/371/04 – Erection of 1 No. 3 bed 2 storey house, removal of existing garage and replacement with 1 No. single garage (re-submission following BR/96/04), land adjacent to 44 Orchard Way, Bognor Regis Having received a report on the matter, views were expressed that the proposal was out of keeping with the 30's character of the area and would have a detrimental visual impact on neighbouring properties. The Committee therefore did not accept the officer's recommendation to approve the application and

RESOLVED

That the application be refused for the following reasons :-

(1) The site, by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly form of development which, due to its size and design, would be detrimental to the character and amenities of the surrounding residential area, and therefore contrary to Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan; and

(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 LOC1 and DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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

BR/380/04 – Outline application for demolition of existing buildings and erection of part 3 storey, part 4 storey blocks of 30 two bedroom flats, 12-28 Longford Road, Bognor Regis Having received a report on the matter, the Committee requested that an additional condition relating to bicycle storage be attached to any approval and therefore

RESOLVED

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

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“The development shall not proceed until details of bicycle storage have been submitted to, and approved by, the Local Planning Authority and the bicycle storage shall be undertaken in accordance with the plans approved.

Reason : To promote sustainable forms of transport in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN4 and GEN7 of the Arun District Local Plan.”

BR/383/04 – Provide one additional off-road parking space by removing wall and informal planting, Wentworth House, 12 West Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

FP/251/04 – Outline application for one 3 bedroom detached bungalow and new single garage for the existing house (re-submission following FP/263/03), 56 Outerwyke Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused for the reason detailed in the report.

F/30/04 – Change of use of former grain store and farm workshop for B1 purposes (office support services), Former Grain Store & Farm Workshop, Wicks Farm, South of Ford Lane, Ford Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.



LU/349/04 – Residential redevelopment to provide 19 flats (7 x 2 beds and 12 x 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 amendment to the report and inclusion of the Conditions, the Committee

RESOLVED

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

LU/452/04 – Change of use from amenity open space to private garden land, Land situated between 64-65 Gloucester Road, Littlehampton The Committee was advised that this application had been withdrawn.

LY/22/04 – 1 No. house unit (Departure from the Development Plan), Crossbush Cottage, Crossbush Lane, Arundel Having received a report on the matter, together with the officer's written report update showing an amended plan, the Committee

RESOLVED

That the application be approved as detailed in the report.

LY/23/04 – Proposed conservatory, 2 Batworth Park House, Crossbush, Lyminster Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/128/04 – New dormer windows to existing attic room, new conservatory and alterations to entrance porch, 19 East Close, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing an additional representation received, Members were of the view that the proposal was unsympathetic to the Village Design Statement and that the roof line was an overly dominant development which damaged the visual quality of the house from the street scene. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

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The proposed dormers, by reason of their number and location, in addition to those existing, would give rise to a form of extension which is not considered to relate sympathetically to the special character of the area. It is therefore contrary to Policies DEV19 and AREA1 of the Arun District Local Plan and in conflict with the Middleton on Sea Design Statement.

P/118/04 - Two storey extension, 6 Boleyn Drive, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/121/04 - Two bed detached bungalow and garage (re-submission following P/106/04), Land east of 33 Stonehill Crescent, Pagham Having received a report on the matter, it was suggested and agreed that a site inspection should take place to assess whether the proposal would be cramped and overbearing in relation to the site. Following officer advice, Members accepted that, due to the Christmas break, the site inspection would not take place until February and the application would be out of time. The Committee therefore

RESOLVED

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

R/256/04 – Extension and alterations to form rooms in loft, 73 Chaucer Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/30/04 – Recalling and change of use of former nursery building to B1 (business)/B8(storage use) commercial units and formation of a new access road, Orchard Nursery, North End road, Yapton Having received a report on the matter, together with officer's written report update detailing amended conditions and substitute plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

Y/65/04 – Conversion of the existing retail unit into five cottages, The Old Post Office Site, Main Road, Yapton Having received a report on the matter, together with the officer's written report update detailing late considerations and representations received, Members were reminded that this proposal did not comply with Policy DEV30 of the Arun District Local Plan and that the site must be advertised for a reasonable length of time to ascertain whether it would be viable as a retail unit. Following detailed debate, the Committee

RESOLVED

That the application be refused for the reasons detailed in the report.

708. ENFORCEMENT MATTERS

CIC/LU/26/03 – Unauthorised erection of metal shed to the rear of 36 The Faroes, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a correction to the report, the Committee

RESOLVED

That no further action be taken, but the owner be advised that the development does not have the benefit of planning permission. The fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

709. TELECOMMUNICATIONS OPERATORS' ANNUAL ROLLOUT PLANS

The Committee received and noted an information report which advised Members of the annual rollout plans received from Telecommunications Operators regarding mobile networks.

710. PE/FN/1/04/TEL – PRIOR APPROVAL APPLICATION FOR INSTALLATION OF 1 NO. EQUIPMENT CABINET (LESS THAN 2.5M<sup>3</sup>) WITHIN THE EXISTING PREMISES AND LOCATED UNDER THE EXISTING TOWER ON SITE, HIGH SALVINGTON RESERVOIR, WEST HILL, FINDON Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

(The meeting concluded at 7.15 pm)

