

DEVELOPMENT CONTROL COMMITTEE

25th August 2004 at 2.30 p.m.

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

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor

Councillors Mrs Oakley, O'Neill, Mrs Squires and Wingrove were also in attendance for part of the meeting.

330. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler, Dyball, Mrs Olliver and Scutt.

331. MINUTES

The Minutes of the meeting held on 28th July 2004 were approved by the Committee as a correct record and signed by the Chairman. As the Minutes for the special meeting held on 18th August 2004 were not yet finalised, it was agreed that these would be signed at the next meeting.

332. DECLARATIONS OF INTEREST

Councillor Mrs Stainton declared a personal interest in Application FP/90/04 as she lived near the site.

333. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FN/41/04 – CHANGE OF USE OF FORMER REDUNDANT STABLES AND GARAGES TO B1/B8 USES, SAVI MASKI GRANZA (FINDON NURSERY) FINDON BY PASS, FINDON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 3rd August 2004 and a request was made that, if approved and due to the proximity of the neighbouring property, the start time

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for the hours of operation should be amended to 8.00 a.m. Mondays to Fridays and 9.00 a.m. on Saturdays. It was also suggested that two additional conditions should be placed on the proposal with regard to (i) outside storage of materials and caravans and (ii) the control of the development to safeguard the amenities of the adjoining properties. Following consideration, the Committee

RESOLVED

That the application be approved as detailed at Appendix 1 to the report and subject to the following amendment and additional Conditions :-

Amendment of Condition 2 : the start times for the hours of operation to be 8.00 a.m. Mondays to Fridays and 9.00 a.m. on Saturdays.

“Condition 3 : No raw materials, finished or unfinished products or parts, crates, packing materials, caravans or waste shall be stacked or stored on the site except within the buildings or storage areas at any time unless approved by the Local Planning Authority.

Reason : To safeguard the amenities of neighbouring properties 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 : Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason : To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general 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.”

334. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION M/60/04 – TWO STOREY PITCH ROOF EXTENSION TO COMPRISE KITCHEN AND KINING ROOM AT GOURND FLOOR LEVEL AND TWO SINGLE BEDROOMS AT FIRST FLOOR LEVEL AND RELOCATE BATHROM, 12 DOUGLAS CLOSE, SAXON BEACH, MIDDLETON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 3rd August 2004, together with the officer report update detailing an additional representation received, and

RESOLVED

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

335. PLANNING APPEALS

The Committee noted the 11 new appeals that had been lodged and 6 appeals that had been heard.

336. PLANNING APPLICATIONS

AW/116/04/T – Lopping/reduce canopy by one third of 1 Sycamore Tree, Arcanum, 9 Acorn End, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/118/04 – New detached chalet bungalow, Rear of 32 Carlton Avenue, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/124/04/T – Lop and top three Evergreen Oak trees in rear garden, 19 Craigweil Manor, 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/125/04 – Erection of a conservatory, 65 Westminster Drive, Aldwick Having received a report on the matter and verbal advice that this was a retrospective application, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/130/04 – Residential extension (Resubmission following AW/285/03), 6 West Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/133/04/T – Lop one Oak tree, 11 Craigweil Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/81/04 – Conversion of two single garages to one double, Primrose Cottage, Ham Manor Close, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/90/04 – Use of part of garden centre for customer refreshment area, Manor Nursery, High Street, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/95/04 – 3 No. four bedroom detached 2 storey houses with single storey link single garages and private gardens to front and rear, Arundel Surgery Site, Torton Hill Road, Arundel 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.

BR/181/04 – Extension of existing care home for the elderly to provide 19 bedrooms together with alterations to existing layout and extension to garage/store to relocate laundry facilities, Cherrington, Stocker Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received, views were expressed that this might be an overdevelopment and could be detrimental to the amenities of the next door neighbours. It was proposed and seconded that a site inspection should take place and that the County Surveyor should also be invited to attend to give his views on highway issues. The Committee therefore

RESOLVED

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

BR/188/04 – Change of use of first floor to office and storage, 84 Annandale Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/211/04 – Proposed new two storey dwelling, 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.

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BR/230/04 – Single storey extensions to side and rear of property, 43 Elmwood Avenue, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/231/04 – Side, first and second floor extension with new dormers, 1 Highland Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representations received and a correction to the address, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Biss declared that as Chairman of Climping Parish Council he had taken no part in any discussions relating to this matter.)

CM/13/04 – Variation of Condition 9 imposed on Planning Permission CM/9/99 to extend the length of holiday season from 1st March to the following 15th January and provide permanent warden's lodge, Land rear of the Oystercatcher, Yapton Road, Climping Having received a report on the matter, the Committee received advice from the Planning Solicitor on the yet to be finalised detailed wording of the Section 106 Agreement, which would address the concerns of Members that this site should not become a permanent residential site. Following discussion, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/76/04 – Outline application for new dwelling, Dean House, 67 Sea Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/77/04 – Alterations to existing parking layout, Dean House, 67 Sea Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/78/04 – Proposed changes to FP/217/03. Abandon construction of 1x4 bedroom maisonette in favour of 1x2 bedroom flat and 1x3 bedroom maisonette. Introduce new dormer and 3 velux windows in place of those approved in flat 5. Changes to parking arrangements and surface water drainage across site, 2 and 2A Berewecke Road and 5a Blakes Road, Felpham Having received a report on the matter, together with the officer's written report update detailing a late consultation response from the County Highways, the Committee was reminded that an appeal against the non-determination of this application had been lodged and therefore the decision on the proposal would be made by the Planning Inspectorate. The Committee was therefore being requested to indicate the decision it would have taken so the Planning Inspectorate could be advised accordingly. The Committee

RESOLVED

That the application would have been approved as detailed in the report.

FP/90/04 – Outline application for demolition of existing buildings and the construction of 14 No. 2 bedroom age restricted retirement flats on 2½ floors with new access and 12 car parking spaces, 96, 96A and 98 Limmer Lane, Felpham Having received a report on the matter, the Committee participated in a detailed discussion, following which it was proposed and seconded that a site inspection should take place to assess the impact of the proposal on the character of the area. The Committee therefore

RESOLVED

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

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FG/91/04 – Conservatory, 17 Foamcourt Way, Ferring Having received a report on the matter, together with the officer's written report update detailing an amendment under Site Characteristics that the property should have been described as a detached bungalow, the Committee

RESOLVED

That the application be approved as detailed in the report.

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

LU/149/04 – Approval of Reserved Matters following the grant of Outline Permission LU/221/03 for a residential development of 120 units comprising of a mix of house types and sizes, including 30% affordable and public open space, Former HRI Site, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's verbal update that Outline Permission should be amended to LU/310/02, the Committee

RESOLVED

That the application be approved as detailed on the report.

LU/242/04/T – Reduce height and spread by 20% and raise outer crown to 3 metres above ground level to 1 Eucalyptus Gunnii, remove large bough, reduce remainder by 20% and raise outer crown to 3 metres above ground level to 1 Eucalyptus Gunnii tree, land adjacent to Bluebell Drive, Littlehampton Having received a report on the matter, together with the officer's verbal advice that this was the Council's application and therefore could not be dealt with under delegated powers, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/251/04 – Erection of conservatory to the rear of the property, and replacement of windows, 11a Furzedown, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/278/04 – Change of use from A1(Shops) to A3(Food and Drink) with 'Take Away', The Mission to Seafarers, 3 Arundel Road, Littlehampton Having received a report on the matter, the issue was raised that litter outside the premises should be addressed and that Condition 4 was not specific enough in dealing with this. It was agreed that Condition 4 would be amended accordingly and the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 4 to read “Before the use is first commenced provision shall be made at the premises **internally and externally** for the collection of customer waste.....”

LU/287/04 – 1 No. 2 bedroom house, land to rear of 141 Wick Street, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional conditions and a consultation response from the County Surveyor requesting a further condition, concerns were raised regarding the turning space allowed for the proposal and the impact of the development on the surrounding area. The Committee therefore

RESOLVED

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

M/75/04 – Change of use from flats to Call Centre, Manor Farm Hotel, Elmer Road, Middleton on Sea Having received a report on the matter, together with the officer report update detailing additional representations received,

RESOLVED

That the application be refused as detailed in the report.

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M/80/04 – Demolition of sub-standard bungalow and construction of 4 bedroom chalet style house with 1 bedroom annexe, 18 Alleyne Way, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing a further representation received and a consultation response from the Environment Agency which subsequently amended Condition 5, officers requested an additional condition to prevent the annexe being used as a separate unit of accommodation in the future. The Committee therefore

RESOLVED

That the application be approved as detailed in the report and the officer report update, subject to an additional condition to read :-

“The annexe hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 18 Alleyne Way as a dwelling and shall not be used as a separate unit of accommodation.

Reason : To accord with Policy GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.”

M/81/04 – Ground floor extension to provide study, dining room, utility and playroom, 19 Arundel Way, Elmer Sands, Middleton on Sea Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/71/04 – Replacement bungalow and garage, 74 East Front Road, Pagham Having received a report on the matter, together with the officer's written report update detailing a further representation, it was proposed and seconded that Condition 5 should be amended to delete the wording after “living area” On the amendment being carried, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 5 to now read "No internal floor shall be constructed at first floor level above the living area."

P/83/04 - Erection of garden wall 1 metre in height, 2c Lagoon Road, Pagham Having received a report on the matter, concerns were raised that the proposal would have an adverse effect on the Pagham Beach Area of Special Character and the Committee did not accept the officer recommendation to approve the application. The Committee therefore

RESOLVED

That the application be refused for the following reason :-

"The proposed wall will have an adverse effect on the visual amenities of the Pagham Beach Area of Special Character. The proposal is therefore contrary to Policy AREA1 of the Arun District Local Plan."

PA/12/04 - Use of agricultural storage building for B1 purposes, Seldon Farm, Patching Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/172/04 – Side and rear extensions, 16 Old Manor Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

337. ENFORCEMENT MATTERS

CIC/SL/2/03 – Alleged unauthorised car port, 7 Meadsway, Slindon Having received a report on the matter, the Committee

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RESOLVED

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

CIC/A/6/04 – Alleged non-compliance with approved plans under Ref A/71/02, Land east of Foxdale Drive, Angmering Having received a report on the matter, the Committee

RESOLVED

That no further action be taken but the owner be advised that altered site boundary and smaller size of Plot H1 does not have the benefit of planning permission and that this fact will be revealed on CON/29/A when a Local Land Charges Search is undertaken.

(The meeting concluded at 6.25 pm)