

DEVELOPMENT CONTROL COMMITTEE

28<sup>th</sup> July 2004 at 2.30 p.m.

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

Councillor Wingrove was also in attendance for part of the meeting.

230. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Hazlehurst.

231. MINUTES

The Minutes of the meeting held on 28<sup>th</sup> June 2004 were approved by the Committee as a correct record and signed by the Chairman.

232. DECLARATIONS OF INTEREST

Councillor Brookman declared a prejudicial interest in Application PA/10/04/L and stated he would leave the meeting during its consideration.

Councillor Mrs Hall declared a prejudicial interest in Applications BR/187/04 and BR/201/04 and stated she would leave the meeting during their consideration.

Councillor Mrs Stainton declared a prejudicial interest in Application BR/201/04 and stated she would leave the meeting during its consideration.

233. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/91/04 – OUTLINE APPLICATION FOR THE ERECTION OF PART 2 STOREY, PART 3 STOREY BLOCK OF 44 NO X 1 BED FLATS, WITH ASSOCIATED PARKING, UNIT 0, DURBAN ROAD, BOGNOR REGIS

The Committee received a report from the meeting of the Post Site Inspection Panel held on 6<sup>th</sup> July 2004 and, as the Panel had not come to a view and therefore had not put forward a recommendation, then participated in a full debate.

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The unanimous opinion of the Committee was that this proposal for a residential development within an industrial area was unacceptable and serious concerns were raised in respect of environmental, noise and highway issues. However, the overriding concern was that, with the plans for the regeneration of Bognor Regis just going out for public consultation, industrial land would be required to encourage investment into the area and it was suggested that under the West Sussex Structure Plan there was provision to safeguard land for employment provision. In addition, it was felt that the noise normally associated with industrial areas might cause difficulties for companies if the proposal was approved. Members therefore did not accept the officer recommendation to approve the application and

#### RESOLVED

That the application be refused for the following reasons :-

“1. By reason of its location, within an established industrial estate, the proposal would provide unsatisfactory living accommodation for occupants and would therefore be contrary to 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.

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 result in the loss of existing employment land, detrimentally affecting the maintenance of the supply of premises and jobs in the area and thereby contrary to Policies NE4 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

3. The proposal would likely compromise the successful operation of existing B2 uses within the neighbouring industrial estate and will result in a conflict of uses and is therefore contrary to Policies G1 of the West Sussex Structure Plan; DEV1 and NE4 of the West Sussex Structure Plan deposit Draft; and GEN7 and GEN32 of the Arun District Local Plan.”

234. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/163/04 – OUTLINE APPLICATION FOR DEMOLITION OF SINGLE GARAGE AND CONSTRUCTION OF NEW TWO BEDROOMED DETACHED BUNGALOW AND GARAGE, 1 SEATON CLOSE, WICK, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 6<sup>th</sup> July 2004 and

RESOLVED

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

235. APPLICATION WA/21/04 – EXTENSION OF GARAGE BY ERECTION OF 2.35M HIGH FENCING – REAR OF S&G MOTORS, ARUNDEL ROAD, FONTWELL

The Committee received a report from the meeting of the post Site Inspection Panel held on 6<sup>th</sup> July 2004, together with the officer report update amending Condition 1 to omit the words “garage use and”. It was agreed that the District Council’s Arboriculturalist should inspect the surrounding area in order to carry out an assessment of the trees surrounding the site as some might be worthy of a Tree Preservation Order. Following consideration the Committee

RESOLVED

That the application be approved, as detailed at Appendix 1 to the report and the officer report update, and subject to the following additional condition :-

“Condition 2 – The compound hereby approved shall not be used on public holidays or at any other time except between the hours of 0700 and 2100 Monday to Friday and 0700 and 1300 on Saturday.

Reason : To safeguard the amenities of nearby residents.”

236. PLANNING APPEALS

The Committee noted the 12 new appeals that had been lodged and was pleased to note that the 7 appeals that had been heard had all been dismissed.

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## 237. PLANNING APPLICATIONS

R/78/04 – Reroof to form new first floor, new garage at front, new vehicular access to road, 1A Preston Avenue, Rustington Having received a report on the matter, together with the officer's verbal update that there should be an additional condition attached to the application relating to the balcony, the Committee

### RESOLVED

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

“Prior to the commencement of development, details of a screen to the west side of the rear balcony shall be submitted to and approved by the Local Planning Authority. The approved screen shall be no less than 1.6m in height and shall remain in place in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of amenity 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.”

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

PA/10/04/L – Application for Listed Building Consent for new front boundary wall with side and entrance gates, Old Coach House, The Street, Patching Having received a report on the matter, the Committee was advised that this application had been withdrawn.

P/57/04 – First floor dormer to front elevation, 5 Sussex Drive, Bognor Regis Having received a report on the matter, the Committee

### RESOLVED

That the application be approved as detailed in the report.

P/59/04 – Roof conversion, 1 Leonora Drive, Bognor Regis Having received a report on the matter, together with the officer's verbal update of an error to the report under the first paragraph of 'Conclusions', whereby after "south of the application site" the remaining sentences should be deleted, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/66/04 – Extension, 49 Mayfield Close, Nyetimber, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/60/04 – Two storey pitch roof extension to comprise kitchen and dining room at ground floor level and two single bedrooms at first floor level and relocate bathroom, 12 Douglas Close, Saxon Beach, Middleton Having received a report on the matter, together with the officer's written report update detailing an additional representation received, a request was made that a site visit should take place to assess the proposal's effect on parking in the vicinity. The Committee therefore

RESOLVED

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

LU/46/04 – Outline application for the demolition of existing building and erection of five dwelling houses, each with a garage or parking space, 1 Arundel Road, Littlehampton Having received a report on the matter, a concern was raised regarding the access out onto Arundel Road. However, as account had been taken of the County Surveyor's comments, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LU/158/04 – Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a new link access road and footway between Harwood Road and Fort Road and the creation of a turning area/cul de sac in Harwood Road Having received a report on the matter, together with the officer's written report update detailing corrections to the report, additional information and representation with an additional Condition and Informative, the Committee

RESOLVED

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

LU/167/04 – Part redevelopment of amusement park to provide 32 No. apartments, Harbour Park, Coastguard Road/Arun Parade, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/193/04 – Development of 5 No. 1 bed apartments and 3 No. 2 bed apartments in a traditional scale block with parking court and amenities at the rear, Charnocks Garage Site, Beaconsfield Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/198/04 – Change of use of existing shop/café and bungalow into one larger residential dwelling, 'Leaside'. Rope Walk, Littlehampton Having received a report, the Committee

RESOLVED

That the application be approved as detailed in the report.

F/16/04 – Ground/first floor extension to side , alterations and rear conservatory, 7 Beagle Drive, Ford, Arundel Having received a report on the matter, together with verbal advice that this was a staff application, the Committee

RESOLVED

That the application be refused as detailed in the report.

FN/41/04 – Change of use of former redundant stables and garages to B1/B8 use, Savi Maski Granza (Findon Nursery), Findon By Pass, Findon Having received a report on the matter, Members were of the view that a site visit should take place to assess the impact of the proposal on the Area of Outstanding Natural Beauty (AONB) and the Strategic Gap. The Committee therefore

RESOLVED

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

FN/44/04/T – Fell one Sycamore tree and surgery to various trees, 3 Convent Gardens, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/114/04 – Detached chalet bungalow and new crossover to highway, land to rear of 7 and 9 Felpham Way, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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FP/120/04 – Outline application for the demolition of one dwelling and erection of 2 No two-storey dwellings, Rudwicks, Rudwicks Close, Bognor Regis Having received a report on the matter, the Committee was of the view that this proposal would be out of keeping with the area and therefore did not agree with the officer recommendation to approve. The Committee therefore

RESOLVED

That the application be refused for the following reason :-

“The site and position of the plot will not allow provision of two dwellings and will be out of keeping with the locality of the area. It will therefore be contrary to 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.”

EP/76/04 – Outline application for new dwelling, Dean House, 67 Sea Lane, East Preston Having received a report on the matter, together with the officer’s written report update detailing additional information/conditions and a request to defer the application, the Committee

RESOLVED

That the application be deferred as detailed in the officer report update.

EP/77/04 – Alterations to existing parking layout, Dean House, 67 Sea Lane, East Preston Having received a report on the matter, together with the officer’s written report update detailing an additional condition, the Committee was of the view that this application should be dealt with at the same time as the previous application and therefore

RESOLVED

That the application be deferred to allow consideration at the same time as Application EP/76/04.

CM/13/04 – Variation of Condition 9 imposed on Planning Permission CM/9/99 to extend the length of holiday season from 1<sup>st</sup> March to the following 15<sup>th</sup> January and provide permanent wardens lodge, land rear of The Oystercatcher, Yapton Road, Climping Having received a report on the matter, the Committee was of the view that further clarification and information was required regarding access and length of stay of caravans and therefore

RESOLVED

That the application be deferred for further investigation.

CM/40/03 – Raise boundary wall with security fence, Kents Yard, Brookpit Lane, Climping Having received a report on the matter, the Committee was of the view that this proposal was unacceptable in the locality and therefore did not accept the officer's recommendation to approve the application. On this basis, Members were requested to give approval for officers to institute enforcement action for removal of the wire and posts within one month. The Committee therefore

RESOLVED - That

(1) the application be refused for the following reason :-

“By reason of its height, design and materials, the proposal does not relate sympathetically with the existing built and natural environment of the locality and is therefore contrary to Policy GEN7 of the Arun District Local Plan.”; and

(2) authority be provided to secure removal of the existing security fence on the site within one month.

**The Chairman then called a 5 minute adjournment to the meeting.**

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

BR/187/04 – 30 No. 2 bedroom flats, 12-28 Longford Road, Bognor Regis Having received a report on the matter, Members were reminded that all material considerations must be taken account of and, as such, were reappraised of the Inspector's comments when considering the appeal on a previous application. Although the appeal had been dismissed, it was on the basis of the appearance of the rear elevation and the revised application had been amended accordingly. However, the Committee still felt that the rear elevation was too dominant and an unwelcoming approach to Bognor Regis

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and therefore did not accept the officer's recommendation to approve the application.

Members also requested clarification on the bin storage areas and cycle sheds.

Following a detailed debated, the Committee

RESOLVED

That the application be refused for the following reason :-

"The proposed rear elevation, which would be readily viewed by the public, specifically from the platform of the Bognor Regis Railway Station, would appear an unattractive and dominant façade. It is therefore contrary to Policy GEN7 of the Arun District Local Plan".

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

BR/201/04 – 12 No. two bed flats, 112/116 London Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional consultation responses received, the Committee was of the view that the proposal was of an unacceptable design and would detrimental to the street scene. The officer recommendation was therefore not accepted and the Committee

RESOLVED

That the application be refused for the following reason :-

"Having regard to the height and design of the proposal and its relationship to existing residential properties, it would give rise to an obtrusive and unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with Policies G1, G5, B1 and B2 of the West Sussex Structure Plan; DEV1, LOC1 of the West Sussex Structure Plan Deposit Draft; and GEN7 of the Arun District Local Plan."

BE/46/04 – Loft conversion, Trees, Charnwood Road, Bersted Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/50/04 – Touring caravan/camping site with toilet facilities and siting of mobile home for manager's accommodation (departure from the Development Plan), Poling Furzefields, Arundel Road, Hammerpot, Angmering Having received a report on the matter, together with the officer's written report update detailing additional comments and conditions, Members expressed concern that visitors to the site should not stay permanently and, as no time limit could be applied to the touring caravans, agreed that a further additional condition should be attached to the site whereby it would be unoccupied for one month in any year. If this condition was agreed by the applicant, officers would use their delegated powers to approve the application. The Committee then

RESOLVED

That the application be approved under delegated powers, as detailed in the report and the officer report update, subject to the applicant's agreement to the following additional condition:-

"Other than the manager's accommodation, no tents or caravans shall be occupied before.....or after.....in each year and all tents/caravans shall be removed from the site or to an approved storage area before.....each year.

Reason : The use of the site for all-year round residential occupation would conflict with the policy of the Local Planning Authority on the use of caravans and residential development".

AW/84/04 – Detached garage, 207 Aldwick Road, 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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AW/106/04 – Alterations to restore Bramble Cottage as two dwellings, Bramble Cottage, 96 Rose Green Road, Rose Green, Bognor Regis Having received a report on the matter, together with the officer's verbal update that a new access was not part of the proposal and must be dealt with as a separate application, the Committee agreed to a further Informative to this effect and

RESOLVED

That the application be approved as detailed in the report, subject to an additional Informative to read :-

“This permission does not purport to grant approval for the vehicular access shown on the submitted plans, which would require an application in its own right.”

AW/107/04/L – Application for Listed Building Consent for alterations to restore Bramble Cottage as two dwellings, Bramble Cottage, 96 Rose Green Road, Rose Green, Bognor Regis Having received a report on the matter, the Committee agreed that the Informative attached to the previous application should not be attached to this proposal and

RESOLVED

That the application be approved as detailed in the report.

AW/112/04 – Rear ground floor extension to form new bedroom with dressing area/study area, 4 St Johns Close, West Meads, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/113/04 – Two storey rear kitchen and bedrooms extension, front conservatory and bow window extension, 4 West Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/114/04 – Ground and first floor extensions to rear, 118 Barrack Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

238. ENFORCEMENT MATTERS

Results of prosecution under Section 179 Town & Country Planning Act 1990, Breach of Enforcement Notice, Former Manor Farm Hotel, Elmer Road, Middleton on Sea The Committee was pleased to note and receive a report from the Planning Solicitor on the results of a prosecution that had been undertaken in respect of the former Manor Farm Hotel, Elmer Road, Middleton on Sea.

(The meeting concluded at 6.25 pm)