

DEVELOPMENT CONTROL COMMITTEE

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

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

Councillors Bower, Northeast, Rankin, Stainton, Wilde and Wingrove were also in attendance for part of the meeting.

406. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Brookman.

407. MINUTES

The Minutes of the special meeting held on 18<sup>th</sup> August and the meeting held on 25<sup>th</sup> August 2004 were approved by the Committee as a correct record and signed by the Chairman, subject to the addition of the words "with immediate effect" to Minute 328, Planning Procedures and Delegation, Resolution (3).

408. DECLARATIONS OF INTEREST

Councillor Biss declared a personal interest in Applications FN/60/04 and CM/15/04 and stated that he would leave the meeting during their consideration.

Councillor Haymes declared a prejudicial interest in Application Y/45/04.

Councillor Scutt declared a prejudicial interest in Application BR/181/04.

Councillor Mrs Stainton declared a personal interest in Application FP/90/04 as she lived near the site and stated that she would remain in the meeting and would vote.

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*(Prior to consideration of the following item, Councillor Scutt had declared a prejudicial interest and left the meeting.)*

409. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/181/04 – EXTENSION OF EXISTING CARE HOME TO PROVIDE 17 BEDROOMS TOGETHER WITH ALTERATIONS TO THE EXISTING LAYOUT AND EXTENSION TO GARAGE/STORE TO RELOCATE LAUNDRY FACILITIES, CHERRINGTON, STOCKER ROAD, BOGNOR REGIS

Members were advised that Councillor Stainton did not attend this site inspection as Ward representative, as detailed in the report from the Site Inspection Panel.

The Committee received a report from the meeting of the Post Site Inspection Panel held on 31<sup>st</sup> August 2004 and

RESOLVED

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

410. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION 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

Members were advised that Councillor Stainton had attended this site inspection in his capacity as Ward Representative.

The Committee received a report from the meeting of the Post Site Inspection Panel held on 31<sup>st</sup> August 2004, together with the officer report update detailing additional representations received and the Planning Officer's verbal advice that a telephone call had been received today advising that the Department of Culture, Media and Sport was not going to list the building.

In considering this proposal, concerns were raised that this was an overdevelopment of the site and would be out of character with the street scene, particularly in the light of the historical nature of the buildings. The Committee therefore did not accept the officer recommendation to approve and

## RESOLVED

That the application be refused for the following reason :-

“The proposed erection of this block of flats will result in an overdevelopment of the site that will be out of character with the street scene. It will also result in the loss of buildings that may have a positive contribution to the area. The proposal is therefore contrary to Policies G1, G5, B1, B2 of the West Sussex Structure Plan, Policies DEV1, LOC1, and CH1 of the West Sussex Structure Plan (to be adopted) and Policy GEN7 of the Arun District Local Plan.

411. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/287/04 – 1 NO. 2 BEDROOM HOUSE, LAND TO REAR OF 141 WICK STREET, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 31<sup>st</sup> August 2004, together with the officer's written report update detailing the previous update sheet which had been omitted in error, and, in line with the Panel's views, did not accept the officer recommendation to approve the application and therefore

## RESOLVED

That the application be refused for the following reason :-

“The loss of the garage in the confined space would result in demonstrable harm to the existing on site parking relating to neighbouring properties and therefore is contrary to Policies G1 of the West Sussex Structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; and GEN7 and GEN12 of the Arun District Local Plan”.

412. PLANNING APPEALS

The Committee noted the 10 new appeals that had been lodged and 2 appeals that had been heard.

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413. PLANNING APPLICATIONS

*(Prior to consideration of the following application, Councillor Haymes had declared a prejudicial interest and left the meeting.)*

Y/45/04 – Summer House, Woodlands Park House, Woodlands Park, Main Road, Yapton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/51/04 – Cold store extension, Lake Lane Nursery, Lake Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/171/04 – Change of use of dining area to be used as a small home nursery for 5 children between the ages of 2-5 years, 33 Chanctonbury Road, Rustington Having received a report on the matter, together with the officer's written report update detailing amendments to the report and an additional representation received, a request was made and agreed that a site visit should take place to assess the impact of car parking in the road. The Committee therefore

RESOLVED

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

R/238/03 – Extension of supermarket, revised car parking layout and associated works, Sainsbury's Supermarkets Ltd, New Road, Rustington Having received a report on the matter, together with the officer's written report update detailing an amendment to the report, the Committee was pleased to note the plans to improve highway safety and

RESOLVED

That the application be approved as detailed in the report.

LU/236/04 – Change of use of existing industrial building for the treatment (sterilisation) and transfer of clinical waste. (This is a County matter and will be determined by West Sussex County Council), Unit 3, (former Parker Hannifin site), Fort Road Industrial Estate, Littlehampton Having received a report on the matter, the Committee raised a number of concerns to this proposal, which included the close proximity of residential properties and allotments to the site and the potential for noise, air and environmental pollution. It was suggested that it would be more appropriate for the County Council to find a more central site for this development within the County. The Committee did not accept the officer recommendation to raise no objection to the proposal and

## RESOLVED

That the District Council raise an objection to the proposal by West Sussex County Council on the grounds the Local Planning Authority do not consider that the use can be undertaken satisfactorily, particularly with regard to the omission of noise and odours in close proximity to residential properties. Further, it is considered that the use does not relate, in the main, to local use and therefore the need for the use has not been fully demonstrated.

LU/311/04 – Removal of roadside trees and bushes to be replaced with 1.8m height of close board fencing with concrete posts, Downsview, Lyminster Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing the Town Council's objection, the Committee was advised that the trees were not of TPO quality and that this was a staff application. Following consideration the Committee

## RESOLVED

That the application be approved as detailed in the report.

LU/325/04 – Extensions to the south and west, 32 St Mary's Close, Littlehampton 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.

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

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FN/60/04/TEL – Removal of 3 No 02 tacs panel antennas, installation of 3 No three panel antennas and 1 No 0.6m dish at 24m and 22.5m respectively and 1 No equipment cabinet located at ground level within the existing devise, High Salvington Reservoir, West Hill, Findon Having received a report on the matter, together with the officer's written report update detailing that Findon Parish Council had raised no objection and verbal advice that, as the advertisement period for the application did not expire until 23<sup>rd</sup> September, officers would require delegated powers, in consultation with the Chairman, to deal with the matter. However, the Committee did not accept the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The replacement antennas will adversely affect the visual amenity of the area, which is designated as an Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policy C2 of the West Sussex Structure Plan, Policy CH2 of the West Sussex Structure Plan (to be adopted) and Policy AREA9 of the Arun District Local Plan.”

FP/175/04 – Erection of 1200mm fence on top of existing 600mm wall, total height 1800mm to side of property, 16 New Barn Lane, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EG/63/04 – Outline application for redevelopment of dental surgery to 8 No. 2 bed apartments, 1 Downview Road, Barnham Having received a report on the matter, together with the officer's written report update detailing additional representations received, the Committee was of the view that, as this was an Area of Special Character, a site visit should be undertaken to assess the impact of the development on the amenities of the neighbouring properties and whether the proposal would enhance the Area of Special Character. The Committee therefore

RESOLVED

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

EG/77/04 – Amendments to planning permission EG/39/03 for covered porch replaced by enclosed entry, velux omitted from each elevation, 2 No velux windows to west elevation with dormer removed, door removed and windows to family room relocated to west elevation, existing kitchen door elevation, internal layouts to ground and first floor amended, 4 Ewens Gardens, Barnham Having received a report on the matter, the Committee was advised that this application had been withdrawn.

EP/90/04 – Proposed new pitched roof over existing flat, 7 The Ramblers, South Strand, East Preston Having received a report on the matter, together with the officer's written report update, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/95/04 – Demolition of four bungalows and erection of 18x2 bedroom apartments (re-submission of EP/148/03), 97/99 Sea Road and 1/3 Manor Road, East Preston Having received a report on the matter, the Committee was advised that the officer's written report update had erroneously stated that this application had been withdrawn – it had not and the Committee was requested to consider the report before it. Members were reminded that an appeal for non-determination of the application had been lodged and the Committee could not make a decision but was, instead, requested to indicate the decision it would have made.

In considering the report, Members were advised by the Planning Officer that it was felt that this application had generally addressed the previous concerns of the Committee when it had refused an earlier application; the height of the building was now commensurate with other buildings in the area and the lay by parking had been deleted. However, Members were of the view that this was still an overdevelopment of the site, the density was too high and it was out of keeping with the character of the area. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application would have been refused for the following reason :-

“The proposal, by reason of size, mass and height, would appear excessively large and bulky by comparison with existing development and represent overdevelopment of the site that would be out of keeping with the locality. The

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development would also be unneighbourly to the surrounding properties by being of an overbearing nature. The proposal would therefore be contrary to Policies G1, B2 of the West Sussex Structure Plan, DEV1, CH1 of the West Sussex Structure Plan (to be adopted) and GEN7 of the Arun District Local Plan.”

EP/96/04 – Outline application for demolition of four bungalows and erection of 18 x two bedroom and 4 x one bedroom flats (22 in total), 97/99 Sea Road and 1/3 Manor Road, East Preston Having received a report on the matter, the Committee was advised that the officer’s written report update had erroneously stated that this application had been withdrawn – it had not and the Committee was requested to consider the report before it. Members were reminded that an appeal for non-determination of the application had been lodged and the Committee could not make a decision but was, instead, requested to indicate what that decision would have been. The Committee therefore

RESOLVED

That the application would have been refused for the reason detailed in the report.

*(Prior to consideration of the following application, Councillor Biss had declared a prejudicial interest and left the meeting.)*

CM/15/04 – Demolition of 6 existing commercial buildings comprising 1931sqm and erection of one new commercial building comprising 1430sqm for part sui generic use (930sqm) for display and storage of fireplaces and ceiling cornices and small business units within Use ClassB1/B8 (500sqm), Hobbs Farm, Climping Having received a report on the matter, together with the officer’s written report update detailing an objection by the Parish Council and additional conditions with regard to drainage and protection of the environment and public health, the Committee

RESOLVED

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

AB/120/04 – Loft conversion and dormer, 25 Fitzalan Road, Arundel  
Having received a report on the matter, together with the officer's verbal advice that a planning officer always undertakes a site visit on every application submitted, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/132/04/T – 20% crown reduction to 1 Purple Acer and lopping of 2/3 Birch and 2 Leylandii trees, 1 Windmill Close, Aldwick Having received a report on the matter, together with the officer's verbal advice that this application only related to the Purple Acer, as covered by a Tree Preservation Order (TPO), the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/151/04 – First floor extension over existing garage/games room forming two bedrooms (resubmission of AW/72/04), The Farthings, 16 Arun Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/154/04/T – Felling of one Ash tree, 133 Manor Way, Aldwick Bay Estate, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/160/04/T – Application to fell 1 No Silver birch and lop/shape 1 No Fir Tree, 32 Fernhurst Gardens, Aldwick Having received a report on the matter, together with the officer's confirmation that this proposal related to Fernhurst Gardens and not Fernhurst Road, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/178/04/T – Fell one Monterey Pine, Bluebell Wood, Wooded area adjacent to Alexandra Close, Aldbourne Drive & Follet Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

414. ENFORCEMENT MATTERS

CIC/EG/1/04 – Alleged unauthorised refrigeration units, Barnham Trading Post, Barnham Road, Barnham Having received a report on the matter, the Committee

RESOLVED - That

(1) 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 a CON/29/A note will be placed in the Council's Search Section highlighting this fact; and

(2) the Environmental Health section be informed that it is not expedient to take planning enforcement action in this case.

CIC/M/17/03 – Alleged unauthorised use of building for a commercial use, Manor Farm Hotel, Elmer Road, Middleton Having received a report on the matter, the Committee

RESOLVED

That the required authority be provided under Section 179 of the Town and Country Planning Act 1990 to institute legal proceedings for the failure to comply with the enforcement notice.

CON/LU/40/02 – Prosecution under S179 Town & County Planning Act 1990, Breach of Enforcement Notice Issued 25<sup>th</sup> February 2003, Former Wick Laundry Site, North Street, Wick, Littlehampton The Committee was pleased to receive and note this information report from the Planning Solicitor in respect of this matter.

(The meeting concluded at 5.05 pm)