

ARUN DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE

12th February 2003 at 6.00 p.m.

Present : Councillors Goad (Chairman), Parris (Vice-Chairman), Barnard, Brookman, Bower, Butler, Evans, Mrs Hall, Hill, Hodgson (substituting for Mrs Brown), Lury, Matthews, Mrs Morrish, O'Neill, Redman, Sands and Scutt.

Note : The following Councillors were absent from the meeting from Minute 837 (part) :- Councillors Hill (from Application R/246/02); Councillor O'Neill (from Application BN/30/02/CA); Councillor Redman (from Application R/246/02); and Councillor Sands (from Application R/246/02).

831. APOLOGIES FOR ABSENCE

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

832. MINUTES

The Minutes of the meeting held on 15th January 2003 were approved by the Committee as a correct record and signed by the Chairman.

833. DECLARATIONS OF INTEREST

Councillor Hodgson gave notice of his intended declaration of a prejudicial interest in Application EG/69/02.

834. REPORT OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION BN/29/02 - NEW STABLES WITH SAND SCHOOL ON LAND ADJACENT TO HILL LANE, BARNHAM (See Minute 735 Development Control Committee)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 28th January 2003, together with the officer's written report update detailing substitute plans and additional representations received, and

RESOLVED

That the application be approved as detailed in the report.

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835. REPORT OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION R/186/02 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 15 NO. 2 BEDROOM FLATS WITH ASSOCIATED PARKING AND GARAGING AT 53 COVE ROAD AND 41 HARSFOLD ROAD, RUSTINGTON (See Minute 735 Development Control Committee)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 28th January 2003, together with the officer's written report update detailing an additional representation received and, following discussion, requested officers to contact the applicant to obtain more information with regard to the landscaping of the site and facilities for refuse collection. The Committee therefore

RESOLVED

That the application be deferred for further plans to be submitted to indicate landscaping and refuse collection proposals.

836. PLANNING APPEALS

The Committee noted 3 new appeals that had been lodged and 5 appeals that had been heard. The Chairman reminded the Committee that reasons for refusal must be capable of defence and supported by evidence at appeals.

In considering this matter, a request was made that Members be updated on Counsel's advice in respect of enforcement matter CON/M/10/02. The Planning Solicitor stated that this would be given at the next meeting.

837. PLANNING APPLICATIONS

A/143/02 - Approval of reserved matters following outline planning permission A/124/95 for 74 houses and all associated works, Land at Roundstone Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing the conditions which had been omitted from the original report, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/243/02/T - Remove any dead and crossing wood and prune 1 metre all round to shape one beech tree, 11 Ruislip Gardens, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/245/02 - Addition to provide lounge, bedroom and bathroom and re-site screen wall, 10 Blondell Drive, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/246/02 Residential extension, 5 Margaret Close, Aldwick Having received a report on the matter, Members expressed a view that a site inspection should take place to assess the visual impact of the development on neighbouring properties and the street scene and on the Close in general. The Committee therefore

RESOLVED

That the application be approved as detailed in the report.

BN/30/02/CA - Application for Conservation Area Consent for demolition of existing house, Church Farm, Hill Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing a consultation response of "no comment" from the Conservation Area Advisory Committee, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/356/02 - Small retail unit, 69 Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amendment within the Policy Context, the Committee

RESOLVED

That the application be approved as detailed in the report.

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(At the commencement of the following application, Councillor Hodgson had declared a prejudicial interest and left the meeting during the debate and vote.)

EG/69/02 - Demolition of 12 Appletree Drive and erection of 3 No. 3 bed, 10 No. 4 bed and 3 No 5 bed detached and terrace houses with associated access road, 98 Barnham Road and 12 Appletree Drive and land to the rear of 100 Barnham Road and 10 Appletree Drive, Eastergate Having received a report on the matter, together with the officer's written report update detailing additional representations received, Members were of the view that the impact of the development on neighbouring properties and on the environment should be assessed. They wished to view the density of the proposal in relation to its surroundings, as well as whether the density was in keeping with the neighbourhood. The Committee therefore

RESOLVED

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

F/26/02 - Change of use from barn to residential accommodation ancillary to the use of 1 Boundary Cottages, Barn adjacent to 1 Boundary Cottages, Ford Lane, Ford Having received a report on the matter, together with the officer's written report update detailing an additional objection received, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/134/02 - Removal of Condition No.2 of Planning Permission FG/64/00 requiring demolition of building within 12 months of cessation of use for agricultural or horticultural purposes, Highdown Vineyard, Littlehampton Road, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/135/02 - Removal of Condition No. 5 of Planning Permission FG/119/99 requiring demolition of building within 12 months of cessation of use for agricultural or horticultural purposes, Highdown Vineyard, Littlehampton Road, Ferring 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/32/02 - Extension to first floor bedroom above garage, 6 Sarisbury Close, Felpham Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/163/02 - Outline application (including change of use from existing mixed commercial) for ground floor retail area, 17 No. x 2 bed flats and 5 No. x 1 bed flat; refurbishment of Unit 4 (fronting Surrey Street) to provide retail on ground floor with 1 x 3 bed maisonette and 1st and 2nd floors and change of use and alteration of existing workshop building at rear of 4 and 5 River Road to form 1 x 2 bed house (Resubmission of LU/388/01) Having received a report on the matter, together with the officer's written report update detailing an additional representation received; a response from English Heritage; and confirmation from the Agent for the applicant that all new street lighting and seating would be painted black (in line with that in the Town Centre), Members requested that, at the detailed application stage, officers to negotiate that bicycle storage should be provided within the scheme. The Committee

RESOLVED

That the application be approved as detailed in the report.

LU/343/02 - Change of use from public amenity to private garden with fencing, Land adjacent to 33 Potters Mead, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a further representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/360/02/A - One illuminated fascia sign, Visitor Centre, East Bank, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LY/16/02 - Replacement of existing agricultural dwelling, Arundel Vineyard, Lyminster 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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M/120/02 - Retention of beach hut, but with reduced ridge height, White Walls, 15 Sea Way, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing further representations received, concern was expressed at the position of the beach hut and the officers were requested to ask the applicant to resite it further back within the site. The Committee therefore

RESOLVED

That the application be deferred for further negotiation as to the resiting of the beach hut.

M/126/02 - New gates to existing access, re-application of M/86/02, 14 Old Point, Middleton on Sea Having received a report on the matter, together with the officer's written report update detailing a representation from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

PA/22/02 - Restoration of agricultural buildings and conversion to four dwellings with associated parking hardstanding, Patching Farmyard, The Street, Patching Having received a report on the matter, together with the officer's written report update detailing additional representations received, Members wished to know if reasonable attempts had been made to market the premises in accordance with Policy DEV2 and whether another use could preserve or enhance the buildings and character of the Conservation Area. The comments of the County Design Architect were also of concern. Members referred to the Local Plan Inspector's Report, wherein the site was a housing omission site. The Planning Control Manager advised that the site was in a rural area where policies allow for conversion subject to criteria, the Omission status at the Local Plan Inquiry was not directly relevant therefore. PPG7 did not normally require buildings to be redundant. He referred to submitted viability information, comments of concern from the County Highway Officer regarding the traffic impact of other commercial uses, and that a structural survey concluded no substantial rebuilding/alteration. As a visual benefit, the scheme would remove modern buildings from the Conservation area. Following discussion, the Committee

RESOLVED

That the application be deferred for further consideration of these matters, including a request that the applicant be asked to provide information regarding attempts to market the site.

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R/246/02 - Change of use of First Floor office/storage areas to residential flat and siting of steel storage container in rear garden, 76 Woodlands Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing further representations received, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/250/02 - Erection of 9 No. 2 bedroom flats with associated on site parking and service, West Preston Motors Ltd, Station Road, Rustington Having received a report on the matter, together with the officer's written report update detailing a representation from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/254/02 - New prefabricated garage, 5 Sea Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing an additional representation from the Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/274/02 - Detached prefabricated concrete garage, 23 Cudlow Avenue, Rustington Having received a report on the matter, together with the officer's written report update detailing a representation from the Parish Council and an amended site plan and a verbal update regarding a further condition, the Committee

RESOLVED

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

"Condition 3 : Garage shall be used as a private domestic garage in connection with 23 Cudlow Avenue and for no other purpose.

Reason : To safeguard the amenities of the neighbouring properties in accordance with policies G1 of the West Sussex Structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; EVT7 of the Arun District Local Plan; and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft”.

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Prior Notification Application for erection of a 12.5m ultra slimline monopole and equipment cabinet - Middleton on Sea, Streetworks, Elmer Road, Middleton - M/119/02/TEL The Committee received and noted a report advising on a Prior Notification received in respect of telecommunications equipment at the above site, which had been determined under delegated authority.

(The meeting concluded at 9.30 p.m.)