

DEVELOPMENT CONTROL COMMITTEE

13th August 2003 at 4.00 p.m.

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

Councillors Dingemans, Wilby and Wingrove were also present for part of the meeting.

257. MINUTES

The Minutes of the meetings held on 15th and 16th July 2003 were approved by the Committee as a correct record and signed by the Chairman.

258. DECLARATIONS OF INTEREST

Councillor Brookman declared a prejudicial interest in Agenda Item 13, Applications LU/222/03 and M/77/03.

Councillor Mrs Brown declared a personal interest in Agenda Item 7, Application BR/137/04 as she knew the immediate neighbour to the property.

Councillor Butler declared a personal interest in Agenda Item 13, Application LU/243/03 as he lived in the same road.

Councillor Mrs Hazlehurst declared a personal interest in Agenda Item 13, Application A/84/03 as her children attend the school.

Councillor Haymes declared a personal interest in Agenda Item 12, Application Y/41/03 as he lived in the vicinity.

Development Control Committee
- 13.08.03.

259. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION A/59/03 CONSTRUCTION OF NEW SCHOOL HALL, STORE ENTRANCE FOYER, TOILETS AND KITCHENETTE WITH NEW CAR PARKING AND INTERNAL ADAPTATIONS, ST WILFIRDS CATHOLIC PRIMARY SCHOOL, ARUNDEL ROAD, ANGMERING

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003, together with the officer's written report update detailing an additional representation received from the Angering Society, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and the development be granted planning permission.

260. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/137/03 – EXTENSIONS AND ALTERATIONS TO EXISTING RESIDENTIAL CARE HOME, ABBOTS LAWN, SYLVAN WAY, BOGNOR REGIS

(Councillor Mrs Brown had declared a personal interest in the following application.)

Prior to consideration of this application, the Chairman called a 5 minute adjournment to enable Members to read and digest the additional representation that had been circulated as part of the Officers' Written Report Updates.

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003, together with the officer's written report update detailing an additional representation received from the applicant's agent, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the application be refused for the following reason :-

The proposed extensions, by reason of their height and siting, would be overbearing and unneighbourly to the surrounding properties. The proposal would therefore conflict with Policy G5 of the West Sussex Structure Plan Deposit Draft and Policies GEN7 and DEV20 of the Arun District Local Plan.

261. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/160/03 – CHANGE OF USE FROM C3 DWELLING TO C2 RESIDENTIAL INSTITUTION, 59 VICTORIA DRIVE, BOGNOR REGIS

Prior to consideration of this item, the Chairman advised the meeting that she had attended the Site Meeting as an observer only and had taken no part in the debate and did not vote, as indicated in the report.

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003, together with the officer's written report update detailing additional representations received. Following advice given by the Planning Control Manager that Members should be considering the class of use only, the Committee

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the application be refused for the following reason :-

The proposed use, by reason of noise and disturbance, would be detrimental to the residential amenities of the immediate neighbours and the character of the area. The proposal is therefore contrary to Policy GEN7 of the Arun District Local Plan.

262. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FP/79/03 – DEMOLITION OF EXISTING BUNGALOW, DEVELOPMENT OF 5 NO 2 STOREY TOWN HOUSES WITH ASSOCIATED GARAGES AND PARKING, PUCKASTER, INNERWHYKE CLOSE, FELPHAM

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003. During the course of debate, concerns were expressed with regard to the relationship between the development and the cul de sac; the overbearing and unneighbourly impact of the houses on the bungalows; and the poor quality of the design. Following

Development Control Committee
- 13.08.03.

an adjournment to enable officers to formulate the wording of a reason for refusal of the application based on Members reasons, the Committee

RESOLVED

That the application be refused for the following reason :-

The proposed dwellings, by reason of their design and siting, would be poorly related to the existing development and character of Innerwyke Close and would result in an overbearing and unneighbourly impact. The development fails to respond positively to the character of the site and area and is therefore contrary to Policies G5 & B2 of the West Sussex Structure Plan, Policies CH1 & DEV1 of the West Sussex Structure Plan Deposit Draft and Policy GEN7 of the Arun District Local Plan.

263. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/144/03 – CHANGE OF USE FROM CLASS C3 RESIDENTIAL TO CLASS C2 RESIDENTIAL INSTITUTIONAL, 13 FITZALAN ROAD, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003, together with the officer's written report update detailing an amendment to the report and including a location map for the proposal, and accepted the Panel's view that the proposal would be unneighbourly and detrimental to the surrounding area. Following advice given by the Planning Control Manager that Members should consider the class of use only, the Committee

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the application be refused for the following reason :-

The proposed use, by reason of noise and disturbance, would be detrimental to the residential amenities of the immediate neighbours and the character of the area. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan.

264. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/157/03 – CONSTRUCTION OF A PAIR OF SEMI-DETACHED 3 BEDROOM HOUSES, LAND BETWEEN 17 AND 18 SELBOURNE ROAD, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 22nd July 2003 and accepted the Panel's view that this proposal would be an overdevelopment of the site. The Committee therefore

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the application be refused for the following reason :-

The erection of two dwellings on this site, by reason of their size, would be an overdevelopment of the site that would detrimentally affect the residential amenities of the surrounding neighbours. The proposal would therefore be contrary to policy GEN7 of the Arun District Local Plan.

265. PLANNING APPEALS

The Committee noted 3 new appeals that had been lodged and 7 appeals that had been heard.

266. PLANNING APPLICATIONS

WA/44/03 – Conservatory and side extension (re-submission following WA/80/02), The Bungalow, The Street, Walberton Having received a report on the matter, together with the officer's written report update detailing substitute/amended plans that had been received and the addition of two further conditions, the Committee

RESOLVED

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

Development Control Committee
- 13.08.03.

R/120/03 – Outline planning for 3 No. detached dwellings, Part garden, The Spires, Springfield Close/Cross Road, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/126/03 – Extension, conservatory and internal alterations, 14 Amberley Road, Rustington Having received a report on the matter, together with the officer's written report update detailing an amendment under "Conclusions", the Committee

RESOLVED

That the application be approved as detailed in the report.

(Councillor Brookman had declared a prejudicial interest in the following application and left the meeting during the debate and the vote.)

M/77/03 – Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the placement of rock on the foreshore as a coastal defence, Foreshore, South of Sea Way, Middleton 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.

(Councillor Brookman had declared a prejudicial interest in the following application and left the meeting during the debate and the vote.)

LU/222/03 – Application under Regulation 3 of the Town & County Planning General Regulations 1992 for a fenced compound to store coast protection materials, Land off Sea Road, north of Southern Water Services Pumping Station, Littlehampton Having received a report on the matter, a view was expressed that this was not the right site for the proposal due to the amount of noise that might be generated. The Committee therefore

RESOLVED

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

LU/243/03 – Single storey extension to front, side and rear of property to form sunroom, kitchen extension, shower room, garage and porch, 65 Cornwall Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/102/03 – Outline application for one detached dwelling, Site fronting Rudwick Way, Summerley, Felpham Having received a report on the matter, the Committee was of the view that a site visit was required to assess the size of the plot in relation to the proposed dwelling and the surroundings and to view the access to the site. The Committee therefore

RESOLVED

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

EG/39/03 – Part demolition of existing bungalow together with alterations and extension, formation of private drive and erection of 2 No. detached chalet bungalows, 4 Ewans Gardens and land to south including part garden Having received a report on the matter, a concern was raised that the proposal could be an overdevelopment of the site and out of character with the area. The Committee therefore

RESOLVED

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

EG/40/03 Change of use – Class A3 Hot Food Takeaway (re-submission following application EG/17/02), 40 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing a representation from Eastergate Parish Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to considering the following application, Councillor Biss declared a personal interest as he was Chairman of the Climping Parish Council.)

Development Control Committee
- 13.08.03.

CM/15/03 – Provision of new escape window in rear slope of roof of garage/studio, 1 new Thatched Cottages, Climping Street, Climping Having received a report on the matter, together with the officer's written report update detailing a further representation received and an additional condition relating to obscure glazing, the Committee

RESOLVED

That the application be approved as detailed in the report.

BE/52/03 – Conversion of existing garage and small extension with new first floor accommodation to form games/exercise room at first floor, Rendlesham, Shripney Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 2, the Committee

RESOLVED

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

BN/23/03 – Proposed construction of one replacement house plus garage (re-submission following Application BN/31/020, Church Farm, Hill Lane, Barnham Having received a report on the matter, together with the officer's written report update detailing a representations from Barnham Parish Council and the addition of Condition 6 relating to control of the curtilage, the Committee

RESOLVED

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

AB/92/03 – Renewal of unimplemented planning permission AB/67/98 for rear two storey extension above existing single storey providing three storeys in all and conversion of roof space to form additional accommodation, 6 High street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved, as detailed in the report.

(Councillor Mrs Hazlehurst had declared a personal interest in the following application as her children attended the school.)

A/84/03 – Application Under Regulation 3 of the Town & Country Planning General Regulations 1992 for proposed construction of a stand alone 90 person changing room (This application will be determined by West Sussex County Council), The Angmering School, Station Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

A/86/03 – Erection of fence and gate to Palmer Road boundary, 17 Palmer Road, Angmering Having received a report on the matter, together with the officer's written report update detailing a consultation response from the County Surveyor and a resultant additional condition regarding pedestrian visibility splays, the Committee

RESOLVED

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

AW/123/03 – Land at rear of 30 Fernhurst Gardens, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/137/03 – Extension and roof conversion, 15 Aldwick Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional letter of support, the Committee

RESOLVED

That the application be approved as detailed in the report.

Development Control Committee
- 13.08.03.

AW/143/03 – Redevelopment by means of 3 No. two bedroom town houses and 10 No. two bedroom apartments, Sun Dance & Sarn, Kings Parade/Silverston Avenue, Bognor Regis Having received a report on the matter, together with a coloured plan of the front elevation of the development in relation to Kings Parade, concerns were raised that Members could not judge the effect the proposal would have on residents in Silverston Avenue. The Committee therefore

RESOLVED

That the application be deferred for submission of street scene elevations of the proposal in relation to the properties in Silverston Avenue.

AW/144/03 – Additional bedroom to front, 54 Elizabeth Close, Rose Green, Bognor Regis Having a received a report on the matter, Members were concerned that overlooking would occur and felt that obscure glass should be fitted in the side window and that it should be an unopenable window. The officers were requested to negotiate this point with the applicant and, if agreed, to approve the application under delegated powers. The application would be brought back to Committee if this condition was not accepted. The Committee

RESOLVED

That the application be approved under delegated powers if the side window is unopenable and is fitted with obscure glass, but that it will be brought back for determination by the Committee if this is not accepted.

AL/48/03 – 4 No. small dormer windows to garage/playroom extension already approved under AL/57/02, plum Cottage, Hook Lane, Aldingbourne Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/49/03 – Proposal of a new double garage and garden store with loft and a new access to Oving Road, Stepside Cottage, Oving Road, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing a further consideration and resultant additional condition and verbal correction to a typing error under 'Representations Received', the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 7.16 pm)