

DEVELOPMENT CONTROL COMMITTEE

16th April 2003 at 6.00 p.m.

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

Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated:- Councillor Mrs Brown, Minute 1054 (from Application LY/4/03); Councillor Butler, Minute 1054 (from Application LY/4/03); Councillor Lury, Minute 1054 (from Application P/10/03); Councillor O'Neill, Minute 1053 (from Application BR/327/02); Councillor Scutt, Minute 1054 (from Application P/10/03).

Councillor Wingrove was also present for part of the meeting.

1049. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Matthews and Mrs Morrish.

1050. MINUTES

The Minutes of the meeting held on 12th March 2003 were approved by the Committee as a correct record and signed by the Chairman, subject to the inclusion of Councillor Mrs Brown on the list of attendees.

1051. DECLARATIONS OF INTEREST

Councillors Butler and O'Neill gave notice of their intended declaration of interest in Agenda Item 8, Planning Application LU/22/03.

Councillor Lury gave notice of his intended declaration of interest in Agenda Item 8, Planning Application BR/327/02.

1052. REPORT OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION R/268/02 - TWO STOREY EXTENSION TO REAR ELEVATION AND RELOCATED GARAGE, 18 PRESTON AVENUE, RUSTINGTON (See Minute 922 Development Control Committee)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 25th March 2003, together with the officer's written report update

detailing the deletion of the garage from the plans and description, and an additional condition relating to substitute plans, and

RESOLVED

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

“Condition 4: This permission relates to the amended plans submitted on 02-04-2003 and not to the plans originally submitted.

Reason: For the avoidance of doubt.”

1053. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 10 appeals that had been heard.

1054. PLANNING APPLICATIONS

A/4/03 - 27 mixed units comprising 1 bed flats, 2 bed, 3 bed and 4 bed affordable units and associated parking, landscaping and highway, Roundstone Lane Development, Phase 3, Angmering Having received a report on the matter, together with the officer's written report update detailing additional representations received and an amended recommendation as there was no requirement for the Section 106 agreement, an amendment was proposed as seconded that the application be deferred for further consideration. On being put to the vote it was declared LOST and the Committee then

RESOLVED

That the application be approved as detailed in the report update, subject to an amendment to Condition 10 omitting the question marks and an informative regarding the existing Section 106 on the original permission.

AB/19/03 - Extension to garage, Priory Manor, Tortington, Arundel Having received a report on the matter together with the officer's written report update detailing an additional condition in respect to a suggestion by the County Archaeologist, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the additional Condition as outlined in the officer's written update.

AL/11/03 - Driveway into field, carrying only lightweight vehicles and occasional vehicles, land adjacent to Norton Lane and Nyton Lane, Aldingbourne Having received a report on the matter, together with the officer's written report update detailing additional representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/9/03 - Demolition of building, erection of extension to shop, change of use from store to dwelling and semi-detached cottage. (Resubmission following planning application AW/110/02) 14 Rose Green Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional representation received, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/56/03/T - Reduce one Chestnut by 30% and remove deadwood from six Pine trees, Opposite 2 & 3 Tithe Barn Way, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/57/03 - Conversion of integral garage and garage extension, 232 Manor Way, Aldwick Bay Estate, Bognor Regis 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.

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BE/7/03 - Demolish wall in rear garden and erect new wall 1.9m high in new position fronting Sun Park Close (Re-submission of BE/74/02), 39 Chalcraft Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/15/03 - Demolition of ex building and erection of 10 x 1 bed flats, North Corner, Lennox Street and Belmont Street, Bognor Regis Having received a report on the matter, concerns were raised in respect of the standard of drawings displayed and the impact of the proposed development on the street scene. The Committee therefore

RESOLVED

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

BR/209/02 - Demolition of existing building and erect of 51 flats together with associated access and car parking, Land at Ashton Lodge, St Albans and Byway Court, The Esplanade, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to consideration of the following application, Councillor Lury declared a personal interest in view of his membership of the Tennis Club and abstained from voting.)

BR/327/02 - Change of use from detached house to child day nursery on ground floor with two bedroom flat on the first floor, 84 Nyewood Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

At 7.30 p.m. the Chairman adjourned the meeting for five minutes for a "comfort" break.

EG/2/03 - Redevelopment of former medical centre by means of 8 No elderly persons flats, Former Barnham Medical Centre, 134 Barnham Road, Eastergate The Committee received a report on the matter, together with the officer's written report update detailing additional representations and consultation responses received. In response to the comments of the Parish Council on the update sheet and the agent's recent response regarding parking, the Planning Control Manager stated that changes to the layout of the car parking, if submitted, might be considered as a subsequent amendment, if minor, but that an increase in parking spaces would require more fundamental consideration under Government guidelines and adopted parking standards.

The Committee

RESOLVED

That the application be approved as detailed in the report.

EP/11/03 - Extension re-submission following EP/105/02, 11 Lashmar Road, East Preston Having received a report on the matter, together with the officer's written report update detailing that the Parish Council had withdrawn their objection and noted that Condition 2 had been deleted, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the deletion of Condition 2.

EP/159/02 - Demolition of 4 houses and the erection of 2 blocks of flats of a total of 30 units, 14-20 Worthing Road, East Preston Having received a report on the matter, together with the officer's written report update detailing a representation from the County Planning Officer, concerns were raised that this proposal would irrevocably alter the character of the area and the street scene. The Committee therefore did not accept the officer's recommendation to approve the application and

RESOLVED

That the application be refused for the following reason:-

"The proposals, by reason of their size, mass and height, would appear excessively large and bulky by comparison with existing development and represent an overdevelopment of the site that would be out of keeping with the locality. The development would also be unneighbourly to the surrounding properties due to noise and disturbance. The proposal would therefore be contrary to Policies G5 and B2 of the West Sussex Structure

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Plan, Policies DEV1 and CH1 of the West Sussex Structure Plan Deposit Draft, Policies EVT7 and HSG5 of the Arun District Local Plan and Policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.”

FG/10/03 - Erection of garages to plots 2 & 3, land rear of Tudor Close, Ferring
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.

FN/1/03 - Alterations and extension of existing house with construction of new detached house adjacent, 7 Nepfield Close, Findon
Having received a report on the matter, together with the officer's written report update detailing additional representations received, revised substitute plans and additional conditions, a view was expressed that it was difficult to envisage the topography of the area from the displayed plans and the effect the development would have on the surrounding environment. The Committee therefore

RESOLVED

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

FN/98/02 - Retention of existing retaining wall to include enhancement measures, Toddlers Play Area, Convent Gardens, Nephcote Lane, Findon
Having received a report on the matter, together with the officer's written report update detailing an additional representation from the County Council's Highway Engineer, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/36/03 - Redevelopment of site for 2 No. detached dwellings and associated access (re-submission of FP/71/02), 78 Downview Road, Bognor Regis
Having received a report on the matter, together with the officer's written report update detailing additional representations received and the deletion of Condition 5 and an amendment to the new Condition 5, the Committee

RESOLVED

That the application be approved as detailed in the report, subject to the amendments outlined in the officer's written update report.

(Prior to consideration of the following application, Councillor Butler declared a prejudicial interest and left the meeting during the debate.)

LU/22/03 - Conversion of existing three storey terraced house into four self contained flats, 53 Bayford Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing a consultation response from Environmental Health, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/40/03 - Change of use from shop (A1) to restaurant and takeaway (A3) alternations to shop front and residential first floor flat, 27 Surrey Street, Littlehampton 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.

LU/68/03 - Arun District Council site for bungee trampolining trailer unit concession - commercial, Littlehampton Beach, opposite Banjo Road, Littlehampton 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 whilst the application could be supported in principle, the proposed siting of the equipment needed further consideration. The Committee also noted that concerns had been raised that a full consultation process had not been undertaken through the Concessions Section. The Committee therefore

RESOLVED

That the application be deferred and a further report be brought back to the next meeting.

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LY/4/03 - Extension of existing filling station shop/control building, Snax 24 Service Station, Lyminster Road, Crossbush, Lyminster Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/6/03 - Balcony to signal box and external staircase to inner garden, Marigold Corner, West Drive, Middleton Having received a report on the matter, together with the officer's written report update detailing additional representations received, a view was expressed that an accurate layout drawing should be provided. The Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site and for an accurate drawing to be provided.

P/10/03 - Velux window in kitchen ceiling to provide more light and ventilation, 68 Harbour Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/18/03 - Single storey side extension along with single storey pool enclosure, Thomas 'A' Beckett Cottage, 2 Pagham Road, Pagham Having received a report on the matter, 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 The Committee received a report on the matter, together with the officer's written report update detailing additional information and representations received and a consultation response from County Design. The Planning Control Manager referred to each criterion of Policy DEV2 in turn during the debate and reminded the Committee of its importance in the determination of the application. Concerns were raised that inadequate details of marketing had been submitted, despite the Committee's previous request, and that the proposal would represent a significant

increase in residential development in this part of the village. Based upon these reasons and following a short adjournment to allow officers to phrase a reason based upon the debate, the Committee

RESOLVED

That the application be refused for the following reason:-

“Insufficient information has been submitted or provided to demonstrate that reasonable attempts have been made to market and use the premises for business purposes. The proposal therefore conflicts with Policy DEV2 of the Arun District Local Plan Second Review Revised Deposit Draft. Furthermore, the conversion to 4 residential units would represent a significant increase in residential development to the detriment of the rural character of this part of the village.”

1055. ENFORCEMENT MATTERS

CON/BR/9/02 - Breach of Conditions 2, 3, 5, 6, 8 and 9 of Permission BR/26/94, 36 West Street, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That authority be granted under Section 187A of the Town & Country Planning Act (as amended) to institute legal proceedings for failure to comply with the requirements of the Breach of Condition Notice dated 22nd August 2002.

(The meeting concluded at 10.35 p.m.)