

DEVELOPMENT CONTROL COMMITTEE

15th July 2003 at 4.02 p.m.

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

Councillors Mrs Coleman and Wingrove were also present for part of the meeting.

179. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Butler and Steward.

180. MINUTES

The Minutes of the meeting held on 18th June 2003 were approved by the Committee as a correct record and signed by the Chairman.

181. DECLARATIONS OF INTEREST

There were no declarations of interest made.

182. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/100/03 – ALTERATIONS AND EXTENSION , 35 THE FAIRWAY, ALDWICK

The Committee was advised that this application had been withdrawn.

183. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/77/03 – PROPOSED ERECTION OF 41 HOUSES AND FLATS TOGETHER WITH ASSOCIATED EXTERNAL WORKS, HAWTHORN AND NYEWOOD HOUSE, HAWTHORN ROAD, BOGNOR REGIS

The Committee received a report from the meeting of the Post Site Inspection Panel held on 30th June 2003, together with the officer's written report update detailing a late consideration regarding the rebuilding of the stone wall to Amberley Drive and, following consideration

Development Control Committee
- 15.07.03.

RESOLVED

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

184. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION R/67/03 – 3 NO. 3 BED HOUSES, OLD ALLANGATE KENNELS, STATION ROAD, RUSTINGTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 30th June 2003, together with the officer's written report update detailing re-consultation responses from the County Surveyor and the Agent regarding access, and

RESOLVED

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

185. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION R/78/03 – SINGLE STOREY EXTENSION TO FORM KITCHEN AND BREAKFAST ROOM WITH LOFT CONVERSION OVER TO FORM SELF CONTAINED ACCOMMODATION FOR ELDERLY RELATIVE, PLUS PROPRIETARY PVCu CONSERVATORY OFF NEW EXTENSION, 3 SEAFIELD ROAD, RUSTINGTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 30th June 2003, together with the officer's written report update detailing an additional letter of objection received, and

RESOLVED

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

186. PLANNING APPEALS

The Committee noted 7 new appeals that had been lodged and 14 appeals that had been heard.

187. PLANNING APPLICATIONS

A/38/03 – Change of Use to run a playgroup (children's) from upstairs accommodation (2 No. bedrooms/toilet/landing), 55 Chantryfield Road, Angmering Having received a report on the matter, together with the officer's written report update detailing a further letter of objection and clarifying that

the use was for 8 children at any one time, concerns were raised regarding the change of use to commercial within a residential area and the detrimental effect on the neighbouring properties. The Committee did not accept the officer recommendation of approval and

RESOLVED

That the application be refused for the following reason :-

“The development, which constitutes a commercial use in a residential area would, by reason of the additional activities, noise and disturbance, be harmful to the residential amenities and character of the area. The proposal is therefore contrary to Policy GEN7 of the Arun District Local Plan.”

A/59/03 – Construction of new school hall, store, entrance foyer, toilets and kitchenette with new car parking and internal adaptations, St Wilfrid’s Catholic Primary School, Arundel Road, Angmering Having received a report on the matter, together with the officer’s written report update, Members were of the view that a site visit should take place to assess the impact of the proposed development on the Conservation Area and Listed Building and on neighbouring amenities. It was also suggested that the County Surveyor be invited as there were concerns raised regarding highway safety. The Committee therefore

RESOLVED

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

A/68/03 – Extension above existing extension (altered), porch, conservatory (altered) (Resubmission of A/34/03), 22 Arundel Road, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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- 15.07.03.

AB/48/03/L – Application for Listed Building Consent for proposed internal alterations and re-building two storey rear extension Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/49/03 – Proposed internal alterations and rebuilding the two storey rear extension, 8 Arun Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/85/03 – Two storey side extension and single storey kitchen extension, Steddles, 24 Priory Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/35/03 – Conversion of existing barn into one dwelling, Fernfield Barn, Arundel Road, Norton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/75/03 – Replacement of existing monopole with similar replacement of cabinets and addition of 7 new cabinets at existing radio base station, Southern Water Pumping Station, Carlton Avenue, Aldwick 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 the mast should be painted in addition to the cabinets and Condition 4 amended accordingly. It was also agreed that officers would write to the applicant, emphasising the need for an appropriate method of screening of the development for the benefit of the local residents. The Committee

RESOLVED

That the application be approved as detailed in the report, subject to amendment of Condition 4 to read :-

“No development shall be carried out unless and until a precise colour for painting of the exterior of the cabinets **and the mast** has been.....”

AW/87/03/T – Shape and reduce 2 Oak trees to the previous line of reduction, removal of 1 large limb of Sycamore tree that overhangs neighbouring property (No.43), rear garden of 45 Chawkmare Coppice, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/128/03/T – Lift crown of one Horse Chestnut and one Cedar tree, removal of one dead Elm tree and thin crown and reduce in height three Lime trees, 47 Craigweil Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/129/03 – Single storey rear extension, 65 Westminster Drive, Aldwick Having received a report on the matter, together with the officer's verbal update that under Conclusions on Page 141 of the Agenda the house numbers should be amended to No. 67 on the first line and No. 63 on the third line, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/145/03 – Rear ground and first floor extension, 206 Manor Way, Aldwick Having received a report on the matter, together with the officer's written report update detailing that Aldwick Parish Council supported the application, the Committee

RESOLVED

That the application be approved as detailed in the report.

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- 15.07.03.

BE/19/03 – Approval of reserved matters following outline permission BE/18/00 for erection of 2 No. 4 bedroom bungalows, 2 No. 2 bedroom bungalows, 3 No. 3 bedroom low eaves/chalet dwellings and 2 No. 4 bedroom houses, The Old Coal Yard, Chichester Road, North Bersted Having received a report on the matter, together with the officer's verbal update that an amended first floor plan had been received earlier in the day and that Condition 5 would be amended accordingly, the Committee

RESOLVED

That the application be approved, as detailed in the report, subject to amendment of Condition 5 to take account of the amended plans received on 15th July 2003.

BE/23/03 – Subdivision and extension of existing dwelling to form two dwellings, Sunset, Babsham Lane, Bersted Having received a report on the matter, the Committee

RESOLVED

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

BR/116/03 – Placing of timber decking for seating area, Foreshore south of existing retail/catering unit, Promenade opposite Clarence Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

BR/130/03/L – Listed Building Consent to rebuild outbuilding roof including clerestory glazing to east elevation, replace glazed canopy with double pitched roofed link to main house along with various other internal alterations, Myrtle Cottage, 67 Mead Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional representation received from Bognor Regis Town Council, the Committee

RESOLVED

That the application be approved as detailed in the report.

(Prior to commencement of consideration of the following application, Councillor Mrs Brown declared a personal interest as she knew the owner of the property next door and left the meeting during the debate and vote.)

BR/137/03 – Extensions and alterations to existing residential care home, Abbots Lawn, Sylvan Way, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing additional information received, concerns were raised regarding the possible adverse effect of the proposed development on adjoining properties and street scene and the Committee therefore

RESOLVED

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

BR/160/03 – Change of use from C3 dwelling to C2 residential institution, 59 Victoria Drive, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing late considerations and additional information received, a site visit was requested to assess the impact on the next door property. The Committee therefore

RESOLVED

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

(The meeting concluded at 6.35 pm)