

DEVELOPMENT CONTROL COMMITTEE

18<sup>TH</sup> June 2003

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

(Note : Councillor Mrs Olliver was absent from the meeting during consideration of the matters referred to in Minutes 90 to 94.)

Councillor Mrs Oakley was also present for part of the meeting.

90. APOLOGIES FOR ABSENCE

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

The Committee extended its best wishes to Councillor Stainton and wished him a speedy recovery from his recent accident.

91. MINUTES

The Minutes of the meeting held on 22<sup>nd</sup> May 2003 were approved by the Committee as a correct record and signed by the Chairman.

92. DECLARATIONS OF INTEREST

Councillor Hill gave notice of his intended declaration of a prejudicial interest in Agenda Item 7, Planning Application FG/37/03.

93. REGISTRATION OF PUBLIC SPEAKERS AT DEVELOPMENT CONTROL COMMITTEE

The Chairman agreed that this matter should be raised as an urgent item for the Committee's consideration to enable officers to progress the matter, if applicable.

The Committee was requested to consider a change to the way the public currently registered their wish to speak at Development Control

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meetings. At present, if there were more people registered to speak than permitted under the rules, no one was advised of this until they attended the meeting. It was proposed to dedicate a telephone line to those who wished to register to speak at the Committee and they could then be told immediately whether the list for a particular application was full or not. In addition, due to the time of the meeting having been brought forward to 4.00 p.m. it was suggested that the closing time for registrations should be 5.00 p.m. the day before, rather than 12 midday on the day of the meeting, as at present. Subject to the Committee's approval, it was intended to bring these changes into practice at the August meeting for a trial period of six months.

The Committee

RESOLVED

That the registration procedures for public speaking at meetings of the Committee should be changed, as detailed above, for a trial period of six months commencing from August 2003.

94. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 6 appeals that had been heard.

95. PLANNING APPLICATIONS

R/67/03 – 3 No. 3 bed houses (resubmission following application R/251/02), Old Allangate Kennels, Station Road, Rustington Having received a report on the matter, concerns were raised regarding the access to the businesses and property to the rear of the site and officers were requested to reconsult with the County Surveyor on this issue. The Committee

RESOLVED

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

R/76/03 – Single storey addition, 18/20 Ash Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/78/03 – Single storey rear 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 Having received a report on the matter, the Committee raised a concern regarding overdevelopment of the site and therefore

RESOLVED

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

R/95/03 – Ground floor extensions, internal alterations and extension of loft conversion, 109 Sea Lane, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Following consideration of this item, the Chairman called a 10 minute adjournment to the meeting due to problems being experienced with the display equipment.)*

P/30/03 – lounge extension with en-suite bedroom over and rear extension for kitchen/diner with bedroom and bathroom over, 8 Sylvia Close, Nyetimber, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/32/03 – Rear and side extension, 11 East Mead, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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P/39/03 – 18 Leonora Drive, Nyetimber, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/53/03 – Proposed balcony to front elevation, 5 West Close, Middleton 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.

LU/109/03 – Division of one house into two houses, 24 Maxwell Road, Littlehampton Having received a report on the matter, together with the officer's verbal advice that PPG3 should have been mentioned on Page 69 of the Agenda, the Committee

RESOLVED

That the application be approved as detailed in the report.

FN/8/03 – Redevelopment of site with 8 No. 3 bed houses and change of use of part of nursing home back to 1 No. house, provision of footpath on west side of Cross Lane, Sandena, Cross Lane/Steep Lane, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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

FG/37/03 – Demolition of porch and erection of front extension, 50 Langbury Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

EP/22/03 – Demolition of former nursing home and erection of 5 No. apartments and garaging, Seacroft, 17 Sea Lane, East Preston Having received a report on the matter, concerns were expressed with regard to the traffic movement on the blind bend and officers were requested to write to the County Surveyor to ensure that consideration be given to improved road markings and signs on the bend. In addition, it was felt that steps should be taken to safeguard the trees on the site. The Committee therefore

RESOLVED

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

“Condition 9 : No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence, to be approved by the Local Planning Authority, erected around each tree or group of vegetation at a radius from the bowl or boles of 5m or such distance as may be agreed in writing by the Local Planning Authority. Within the area so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason : To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.”

*(At the commencement of consideration of the following application Councillor Biss declared a personal interest as Chairman of Climping Parish Council.)*

CM/10/03 – Demolition of remains of former dwelling and erection of garage, 3 Kents Cottage, Brookpit Lane, Climping Having received a report on the matter, together with the officer’s written report update detailing an additional representation received, it was felt that the roller doors of the proposed garage were out of keeping with the area and that timber doors

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would be more acceptable. The officers were therefore requested to negotiate this point with the applicant and, if successful, it was suggested that authority be delegated to officers to approve the application. The Committee

RESOLVED

That the application be deferred to enable officers to negotiate a timber door/doors for the garage and, if successful, authority be delegated to officers to approve the application.

BR/77/03 – Proposed erection of 41 No. houses and flats together with associated external works, Hawthorn and Nyewood House, Hawthorn Road, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an amended condition, a concern was raised with regard to overlooking on the neighbouring property. The Committee therefore

RESOLVED

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

AW/14/03 – Erection of a 2 bedroom house to side of property, 65 Queens Fields West, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/100/03 – Alterations and extension, 35 The Fairway, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations and further information received, the Committee felt that there could be an issue of overlooking from a light aspect and therefore

RESOLVED

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

AW/102/03 – Erection of a conservatory, 112 Rose Green Road, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/57/03 – Erection of satellite dish on rear elevation of building, 21/23 Queen Street, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/58/03/L – Application for Listed Building Consent for the extension of soil pipes on S.W. elevation upwards to eaves (an additional 180 cm); creation of ensuite bathroom in attic bedroom (stud walls, toilet, bath, basin), Carleton House, 15 Maltravers Street, Arundel 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.

AB/60/03 – Single storey extension, 3c Fitzalan Road, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 6.12 pm)