

DEVELOPMENT CONTROL COMMITTEE

22ND May 2003

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

Councillor Dingemans was also present at the meeting.

17. WELCOME

The Chairman welcomed everyone to this first meeting of the Committee under the new administration, with particular reference to the new members.

18. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Mrs Squires.

19. MINUTES

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

20. DECLARATIONS OF INTEREST

Councillor Mrs Stainton gave notice of her intended declaration of interest in Agenda Item 11, Planning Application FP/242/02.

21. START TIMES

The Committee

RESOLVED

That the start times for meetings for the remainder of 2003/04 be 4.00 p.m.

Development Control Committee
22.05.03.

22. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BR/15/03 – DEMOLITION OF EXISTING BUILDING AND ERECTION OF 10 x 1 BED FLATS, NORTH CORNER LENNOX STREET AND BELMONT STREET, BOGNOR REGIS

The Committee received a report from the meeting of the post Site Inspection Panel held on 29th April 2003 and expressed concerns with regard to the lack of parking facilities for the area. A request was made that, should the application be approved, an informative be included on the Conditions to advise that there would be no free parking in the immediate vicinity of the development. Following discussion the Committee

RESOLVED

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

(The Chairman used her casting vote to approve the application>)

23. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FN/1/03 – ALTERATIONS AND EXTENSION TO EXISTING HOUSE WITH CONSTRUCTION OF NEW DETACHED HOUSE ADJACENT, 7 NEPFIELD CLOSE, FINDON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 29th April 2003, together with the officer's written report update detailing an amendment to the Conditions and an additional representation received. It was advised that the statement included in the update referring to the submission of a separate planning application should be deleted.

During the course of debate views were expressed that the proposed new development would be overbearing and unneighbourly and too large for the size of the plot. Members did not agree with the Officer's recommendation to approve the application and, following a short adjournment to phrase a reason for refusal, the Committee

RESOLVED

That the application be refused for the following reason: -

“The proposed dwelling by reason of its size and proximity to the site boundary and neighbouring property constitutes an overdevelopment of the site which would have an

overbearing and unneighbourly effect upon neighbouring residents. For this reason it is contrary to Policy GEN7 of the Arun District Local Plan.

24. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION M/6/03 – BALCONY TO SIGNAL BOX AND EXTERNAL STAIRCASE TO INNER GARDEN, MARGARET CORNER, WEST DRIVE, MIDDLETON.

The Committee received a report from the meeting of the Post Site Inspection Panel held on 29th April 2003, together with the officer's written report update detailing an additional Condition relating to amended plans received on 28th April 2003, and

RESOLVED

That the application be approved, subject to an amendment to Condition 2 requiring the height of the proposed screen to be approved by the Local Planning Authority and an additional condition to read: -

“Condition 3: This permission relates to the block plans submitted on 28th April 2003 and not to the plans originally submitted.

Reason: For the avoidance of doubt.”

25. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 2 appeals that had been heard.

26. PLANNING APPLICATIONS

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for temporary site compound for use during the construction work on the public highway in High Street, Bognor Regis, London Road Coach and Lorry Park, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That no objection be raised to the application.

Development Control Committee
22.10.03.

EP/17/03 – side extension, 17 The Drive, East Preston Having received a report on the matter, together with the officer's written report update detailing the omission of the conclusion page in the Agenda, the Committee

RESOLVED

That the application be approved as detailed in the report.

F/27/02 – Redevelopment of existing site with 15 No. units and associated parking, Orkney Boats Site, Ford Lane Business Park, Ford Lane, Arundel Having received a report on the matter, views were expressed that the roadside hedges should be retained and officers agreed to write to the applicants accordingly. It was further agreed that the standard Informative relating to the Wildlife and Countryside Act should be added to the Conditions. The Committee then

RESOLVED

That the application be approved as detailed in the report, subject to the addition of the following Informative: -

“The applicant should note that under part 1 of the Wildlife & Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and, therefore, removal of dense bushes, ivy or trees, etc during this period could lead to an offence under the Act”.

FG/26/03 – Erection of 2 No. bungalows, Plot 1 and 4, Land rear of Tudor Close Public House, Ferringham Lane, Ferring Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The Chairman used her casting vote to approve the application)

FG/29/03 - Approval of reserved matters following outline planning permission FG/104/01 for bungalow on Plot 1, Land rear of Tudor Close Public House, Ferringham Lane, Ferring Having received a report on the matter, together with the officer's verbal update that Condition 1 in the report should be deleted and that an additional condition should be included which related to substitute plans, the Committee

RESOLVED

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

“Condition 3 This permission relates to the amended plans submitted on 16th May 2003 and not to the plans originally submitted.

Reason: For the avoidance of doubt.”

FP/48/03 – New bedroom, en-suite and parking area, 69 Wroxham Way, Felpham Having received a report on the matter, a view was expressed that it would be preferable for the access to be onto Stalham Way rather than Wroxham Way. The Senior Planning Officer agreed that this could be negotiated with the applicant as a minor amendment and the Committee

RESOLVED

That the application be approved as detailed in the report.

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

FP/242/02 – Outline application for residential development of 6 No. town houses and 6 No. 2 bed flats 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.

Development Control Committee
22.05.03.

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 a further representation received and that the final sentence under "Conclusions" in the report should be deleted, a view was expressed that the siting of the proposal was inappropriate. However, as this was a temporary permission and the situation would be reviewed, the Committee

RESOLVED

That the application be approved as detailed in the report.

LY/1/03 – New timber store, Travis Perkins, The Causeway, Station Yard, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/22/03 – Amendments to south east elevation, 81 West Front Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/28/03 – Renewal of unimplemented permission P/111/99 for warden assisted retirement homes and car parking, Part of land of private car park, off Sandy Road, Pagham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/64/03 – Proposed two storey side extension to form garage and kitchen, bedroom, etc, 10 Fairlawn, Woodland Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

SL/3/03 – New building to link existing office/store with previously approved store/workshop, Stoneyfield Farm. Shellbridge Road, Slindon
Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 8.06 pm)