

DEVELOPMENT CONTROL COMMITTEE

10th September 2003 at 4.00 p.m.

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

(Note : Councillor Mrs Brown was absent from the meeting during consideration of Minute 351 (part – from Application LU/279/03)).

Councillors Dr Walsh and Wingrove were also present for part of the meeting.

343. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Olliver, Parris and Mrs Stainton.

344. MINUTES

The Minutes of the meetings held on 13th August were approved by the Committee as a correct record and signed by the Chairman.

345. DECLARATIONS OF INTEREST

Councillor Brookman declared a prejudicial interest in Agenda Item 9, Application LU/222/03.

Councillor Mrs Hazlehurst declared a personal interest in Agenda Item 11, Application A/20/03 as she goes to Ecclesden Manor.

346. PUBLIC SPEAKING PROCEDURES

The Committee received a report which sought to clarify two aspects of the public speaking procedure. The first requested that, where a report came back to the Committee following a Post Site Inspection Panel meeting, public speaking should not be permitted as speakers had already had the opportunity to speak when the item had first been put before Members for consideration. Secondly, in the interests of fairness, it was suggested that no

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more than one person from a household or postal address should speak on a particular side of the debate, i.e. either in support or against an application.

Following consideration, the Committee

RESOLVED – That

(1) items which are returned to the Committee following a Post Committee Site Inspection Panel visit will not be subject to further public speaking;

(2) public speaking to remain at a maximum of 2 persons against the proposal and 2 people in support but that only one person per household or official postal address may speak on a particular side of the debate; and

(3) this clarification and procedure to take effect from the meeting on 8th October 2003 and onwards.

347. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION EG/39/03 – PART DEMOLITION OF BUNGALOW TOGETHER WITH ALTERATIONS AND EXTENSIONS, FORMATION OF PRIVATE DRIVE AND ERECTION OF 2 NO. DETACHED CHALET BUNGALOWS

The Committee received a report from the meeting of the Post Site Inspection Panel held on 19th August 2003, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and that the application be approved.

348. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FP/102/03 – SITE FRONTING RUDWICK WAY, SUMMERLEY, FELPHAM

The Committee received a report from the meeting of the Post Site Inspection Panel held on 19th August 2003, together with the officer's written report update detailing the comments from the County Highway Surveyor, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and that the application be approved.

349. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/222/03 – BRASSED FENCED COMPOUND TO STORE COAST PROTECTION MATERIALS, APPLICATION UNDER REGULATION 3 OF THE TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992, LAND OFF SEA ROAD, LITTLEHAMPTON,

(Prior to consideration of this item, Councillor Brookman had declared a prejudicial interest and left the meeting and did not vote.)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 19th August 2003, together with the officer's written report update detailing corrections; an additional condition; amended plans; and the officer's request for a deferment of the application to the meeting on 8th October 2003 as the period of expiration for representations did not end until 18th September 2003. However, Members were of the view that the amendments put forward by the applicant were not the issue, it was the actual site itself, and were therefore minded to not defer the application but to agree with the views of the Site Inspection Panel that it should be refused. Officer advice was given that, should the application be refused, notice of the decision could not go out until after the 18th September 2003.

Following consideration, the Committee

RESOLVED

That the application be refused for the following reason :-

The proposal, by reason of its siting and appearance, would be detrimental to the character of the area and the amenities of nearby residents. It is contrary to Policy GEN7 of the Arun District Local Plan.

350. PLANNING APPEALS

The Committee noted 6 new appeals that had been lodged and 4 appeals that had been heard.

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351. PLANNING APPLICATIONS

AW/143/03 – redevelopment by means of 3 No. two bedroom houses and 10 No. two bedroom apartments, Sun Dance and Sarn, Kings Parade/Silverston Avenue, Bognor Regis Having received a report on the matter, together with site plans of the development in relation to the properties in Silverston Avenue, (as requested at the last meeting), the Committee

RESOLVED

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

AW/148/03 – Demolition of buildings, erection of extension to shop and two flats, 14 Rose Green Road, Aldwick Having received a report on the matter, together with the officer's written report update detailing a consultation response from the County Highways; additional conditions; substitute/amended plans; and an amendment to the Conclusions paragraph, the Committee

RESOLVED

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

AW/159/03/T – Surgery to four Oak trees and one Blue Cedar, Queenslawn, 36 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation received, a view was expressed that the proposed works to the trees might have a detrimental effect. The Committee was of the view that a Site Inspection visit should be requested and that the Council's Arboriculturist should be invited to attend, not only that visit but the next meeting of the Committee to enable Members to listen to his advice and ask questions. The Committee

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site and that the Council's Arboriculturist be invited to attend.

AW/160/03 – Creation of vehicular access to Fish Lane (resubmission of AW/70/02), 28 Fish Lane, Aldwick Having received a report on the matter, together with the officer's written report update detailing a correction and additional representations received, it was felt that a Site Inspection visit should be requested. The Committee therefore

RESOLVED

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

AW/161/03 – Application for Listed Building consent for partial removal of front boundary wall to provide 3m wide vehicular access (Resubmission of AW/71/02/L), 28 Fish Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

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

AW/165/03/T – Fell four White Poplar Trees, plus stump and root removal, verge on north side of The Drive, outside Nos 49 and 51, Aldwick Having received a report on the matter, together with the officer's written report update detailing additional representations received, a view was expressed that the trees looked very healthy and sturdy and that, in the event of a site visit being agreed, the Council's Arboriculturist be invited to attend that visit and the next meeting.. The Committee therefore

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site and that the Council's Arboriculturist be invited to attend.

AW/181/03/T – Top and shape three Silver Birch trees, 1 Tithe Barn Way, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/182/03 - Alterations and extension, 35 The Fairway, Aldwick Having received a report on the matter, together with the officer's written report update detailing an additional representation received and a verbal update that a late representation of support had been received that afternoon, Members were of the view that this application did not differ significantly from the previous application insofar as the proposal was too far forward of neighbouring properties and was too bulky and unneighbourly. The Committee therefore did not agree with the officer's recommendation to approve the application and

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RESOLVED

That the application be refused for the following reason :-

“The proposed extension, by reason of its height and siting, would be overbearing and unneighbourly to the next door property and be out of character with the area. The proposal would, therefore, conflict with Policy G5 of the West Sussex Structure Plan, Policy DEV1 of the West Sussex Structure Plan Deposit Draft and Policies GEN7 and DEV19 of the Arun District Local Plan.”

(Prior to consideration of the following application, Councillor Mrs Hazlehurst had declared a personal interest and left the meeting during the debate and did not vote.)

A/20/03 – Retrospective permission for the erection of landscaped acoustic bunds for protection against Angmering By Pass, Land south of Ecclesden Manor, High Street, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/83/03 – Residential development comprising 7 apartments, garages, access and car parking, Land at 24 Water Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing late negotiations/discussions and two resultant additional conditions, the Committee

RESOLVED

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

EP/29/03 – Change of use to residential garden, Land rear of 7,9,11 & 11a Hillview Crescent, East Preston Having received a report on the matter, together with the officer's written report update detailing an additional condition, the Committee

RESOLVED

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

FG/82/03 – Outline application for the demolition of existing bungalow and replacement with two detached bungalows (re-submission following FG/25/03), 4 Beehive Lane, Ferring Having received a report on the matter, together with the officer's written report update detailing an additional condition relating to amended plans, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/94/03 – Proposed ground floor extension, internal alterations and room in roof, 8 Little Paddocks, Ferring Having received a report on the matter, the Committee felt that it needed to assess the effect of the proposal on neighbouring properties and therefore

RESOLVED

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

FN/14/03 – Demolition of a 6 bedroom detached dwelling and 1605 sqm of commercial buildings and the erection of 4 detached dwellings (departure from the Development Plan), Soldiers Field, Nepcote Lane, Findon Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

LU/5/03 – Approval of reserved matters following Outline Planning Permission LU/63/00 for public house/restaurant and 8 No. private flats, land adjoining Pier Road, East Bank, Littlehampton Having received a report on the matter, together with the officer's written report update detailing additional representation and consultation received and an amended condition 2 and a verbal update that the Littlehampton Town Council and the County's Design Adviser had no objections to the scheme, Members were further advised that any decision made could not be despatched until after 11th September 2003, at the expiry of the publicity period.

In considering this item, the Committee expressed a concern that there should be demarcation between the frontage of the public house/restaurant and the public walkway and therefore

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RESOLVED

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

“Condition 15 : Demountable railings shall be provided around the forecourt area fronting the public riverside walkway in accordance with precise details of height and design to be submitted to and approved in writing by the Local Planning Authority before development is commenced”.

Reason : In the interests of public safety”.

LU/279/03 – Extension to existing dwelling, alterations and associated works, Oak ridge, Toddington Lane, Littlehampton Having received a report on the matter, together with the officer’s written report update detailing an additional condition, concerns were raised about possible light pollution affecting neighbouring properties. The Committee requested that Environmental Health be consulted on the application to comment on whether there would be light pollution from the swimming pool extension and whether there were any conditions that could be used to reduce its impact. The Committee then

RESOLVED

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

M/97/02 – Two storey extensions to enlarge living room and bedrooms, conservatory, Oakdene, Southdene Drive, 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.

WA/45/03 – Demolition of garage and workshop and erection of 6 No. cottages, Turnpike Motors, The Street, Walberton Having received a report on the matter, together with the officer’s written report update detailing late considerations and an amendment to the conditions, the Committee

RESOLVED

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

WA/46/03/CA – Conservation Area Consent for demolition of garage and workshops, Turnpike Motors, The Street, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

(The meeting concluded at 6.50 pm)