

DEVELOPMENT CONTROL COMMITTEE

5<sup>th</sup> November 2003 at 4.00 p.m.

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

Councillors Ayling and Wingrove (part) were also present at the meeting.

528. MINUTES

The Minutes of the meeting held on 8<sup>th</sup> October were approved by the Committee as a correct record and signed by the Chairman.

529. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

530. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AB/131/03 – SINGLE STOREY REAR EXTENSION, 19 MALTRAVERS STREET, ARUNDEL

The Committee received a report from the meeting of the Post Site Inspection Panel held on 14<sup>th</sup> October 2003, together with the officer's written report update detailing a representation from the Town Council, and

RESOLVED

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

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531. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION BN/14/03 & Y/14/03 – CONSTRUCTION OF NEW GLASSHOUSES ON SITE L1 AND L2 INCLUDING PROVISION OF TOILETS INSTALLATION, A BOILER AND PROVISION OF CHIMNEY, CONSTRUCTION OF 2 RESERVOIRS, CONSTRUCTION OF NEW ROAD ACCESS, POLLARDS, LAKE LANE, BARNHAM

The Committee received a report from the meeting of the Post Site Inspection Panel held on 14<sup>th</sup> October 2003, together with the officer's written report update detailing amended plans withdrawing the proposed access, consultation response from the County Surveyor and an objection from Barnham Parish Council.

In considering the recommendation from the Site Inspection Panel to refuse the application, Members were advised that the reason given for refusal was no longer valid as the proposed access had been withdrawn. If Members were therefore minded to refuse the development further sustainable reason/s would have to be put forward.

Following a detailed debate, the Committee

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and that the application be approved, subject to a Section 106 Agreement relating to the routing of HGVs and the deletion of Condition 3.

532. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FG/98/03 – RESIDENTIAL DEVELOPMENT CONSISTING OF A SINGLE DETACHED CHALET BUNGALOW, SITE ADJOINING 15 OVAL WAYE, FERRING

The Committee received a report from the meeting of the Post Site Inspection Panel held on 14<sup>th</sup> October 2003, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report not be accepted and that the application be refused for the following reason,

“The proposed building would lie forward of existing development in the street and would, by reason of its location and mass, appear cramped and out of keeping with the existing street scene and character of the area. The proposal is therefore contrary to Policy GEN7 of the Arun District Local Plan 2003”.

533. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION K/20/03 – PROPOSED FRONT GARAGE WITH ACCOMMODATION ABOVE AND REAR EXTENSION WITH BALCONY ABOVE, HIGH HOBBY, GORSE AVENUE, KINGSTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 14<sup>th</sup> October 2003, together with the officer's written report update detailing additional representations received and verbal advice that Councillors Hill and Wilde were also present at the inspection, and

RESOLVED

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

534. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION R/125/03 – PROPOSED CONVERSION AND CHANGE OF USE OF RESIDENTIAL CARE HOME TO 7 NO. RESIDENTIAL FLATS, 7 HIGHFIELD GARDENS, RUSTINGTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 14<sup>th</sup> October 2003, together with the officer's written report update detailing additional information received and amended conditions, and

RESOLVED

That the officer's recommendation included at Appendix 1 to the report be accepted and that the application be approved, subject to the amended conditions as detailed in the officer report update.

535. PLANNING APPEALS

The Committee noted 12 new appeals that had been lodged and 6 appeals that had been heard.

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536. PLANNING APPLICATIONS

AW/184/03 – Approval of reserved matters pursuant to outline consent AW/65/00 for 2 No. 4 bedroom houses and 1 No. detached garage, Little Fellows, 31 The Drive, Craigweil, Bognor Regis Having received a report on the matter, together with the officer's written report update covering various issues and additional verbal notification of further late representations received, the Committee engaged in a full debate

It was accepted that development of the site for two houses would occur but that, as this was an extremely sensitive site, it should be of the best design and siting possible to enhance the Area of Special Character. Concern was raised that this application did not meet that criteria, particularly in respect of the single driveway and the fact that one of the proposed dwellings only had a single attached garage rather than a detached double garage.

Following discussion, the Committee did not accept the officer recommendation to approve the application and the Chairman called a 5 minute adjournment to enable officers to formulate a reason for refusal based on the debate and Members' concerns. The Committee then

RESOLVED

That the application be refused for the following reason :-

"The proposed buildings represent an unsympathetic form of development which, by reason of their size and massing, would create an excessively built-up appearance and, by reason of their appearance, design and detailing, would fail to make a positive contribution to the character of the identified Area of Special Character. The Local Planning Authority also considers the single driveway to serve both dwellings is out of keeping with the special character of the area. The proposal is therefore contrary to Policies G1, G5 & B2 of the West Sussex Structure Plan 1993, Policies CH1 and DEV1 of the Deposit Draft West Sussex Structure Plan 2001-2016 and Policies AREA1 & GEN7 of the Arun District Local Plan 2003."

AW/191/03 – New detached chalet bungalow (re-submission following AW/91/03), rear of 32 Carlton Avenue, Rose Green Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

AW/225/03 – 2 storey extension to enlarge kitchen, enlarge bedroom, en-suite bathroom and family bathroom, 100 Nyetimber Lane, Bognor Regis Having received a report on the matter, the Committee

RESOLVED

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

AW/235/03/T – Lop and top one mature Lime tree in rear garden, 23 Marquis Way, Aldwick Having received a report on the matter, together with the officer's assurance that the Council's Arboriculturist would supervise the works, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/237/03/T – Reduce height and canopy of one Walnut tree, 10 Old Place, Aldwick Having received a report on the matter, together with the officer's assurance that the Council's Arboriculturist would supervise the works, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/238/03 – Single storey extension, 134 Manor Way, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

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AW/245/03/T – Overall crown reduction of 15% to one Oak tree, remove epicormic growth from main trunk and deadwood, 45 Craigweil Lane, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

**The Chairman then adjourned the meeting for a 15 minute “comfort break”.**

A/69/03 – Additional use of land for Go-Karting and operating model (radio controlled) cars, Oval Race Club, Water Lane, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/106/03 – Garage with study over, Russets, High Street, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

A/107/03 – Erection of 3 dwellings, land west of 3 Woodford Villas, High Street, Angmering Having received a report on the matter, the Committee did not agree with the County Surveyor’s view that the proposal was unacceptable on highways grounds. The view was expressed that the development was of a good design and would enhance the Conservation Area. Following discussion, Members did not accept the officer’s recommendation to refuse the application and

RESOLVED - That

(1) the application be approved and that officers work on the conditions under delegated powers, in consultation with the Chairman; and

(2) a Section 106 Agreement be entered into for a contribution from the applicant towards the High Street improvement scheme.

A/129/03 – Construction of new school hall, store, entrance foyer, toilets and kitchenette with new car parking, St Wilfrid's Catholic School, Arundel Road, Angmering Having received a report on the matter, together with the officer's written report update advising that, as the statutory publicity period did not expire until 6<sup>th</sup> November 2003, the decision be delegated to officers in consultation with the Chairman, the Committee

## RESOLVED

That the application be approved as detailed in the report.

AB/76/03 – One new house, land adjacent to 27 Pearson Road, Arundel Having received a report on the matter, the Committee was reminded that this application had been deferred at the previous meeting to enable plans to be obtained to illustrate the difference between this proposal and the one previously approved. It was noted that there was very little difference and Members therefore

## RESOLVED

That the application be approved as detailed in the report.

AB/149/03 – Conversion of and partial reconstruction of lodge to single dwelling (resubmission of application AB/55/03), South Lodge, Tortington Manor, Ford Road, Arundel Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

BN/25/03- Single storey barn style dwelling, (Departure from the Development Plan), Croftway Nursery, Yapton Road, Barnham Having received a report on the matter, the view was expressed that the proposal for a new building with an agricultural tie should have an operational needs assessment. The Committee therefore

## RESOLVED

That the application be deferred to obtain an operational needs assessment from the applicant.

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BR/300/03 – Proposed conversion of single family home into 3 apartments with appropriate off road parking, 32 Annandale Avenue, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing an additional letter of objection received, concerns were raised in respect of highway issues and what impact three car parking spaces at the front of the building would have on the immediate vicinity. It was felt that a site visit would be of benefit in order to assess the effect of the proposal and parking arrangement on the character and amenities of the area. The Committee therefore

RESOLVED

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

*(Prior to consideration of the following application, Councillor Biss declared a personal interest as Chairman of Climping Parish Council and stated that when this was discussed by the Parish Council, he had taken no part in the debate and did not vote.)*

CM/23/03 – Change of use to static holiday caravan site from touring caravan site, Caravan Site within Littlehampton Marina, Climping Having received a report on the matter, and the Planning Control Manager's advice that an additional condition was required, the Committee

RESOLVED

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

"The caravans hereby permitted shall :-

- (i) not be occupied other than for holiday or recreational purposes, and
- (ii) not be occupied as a principal, main or sole residence.

Reason : To prevent the creation or permanent residential accommodation outside the built-up area boundary in accordance with Policies GEN2 and GEN3 of the Arun District Local Plan."



FP/145/03 – Change of use of part of detached bungalow presently study and dining room to part time pre-school from 9.15 a.m. – 12.00 noon Monday to Friday term time only (maximum 12 children), 54 South Drive, Felpham Having received a report on the matter, together with the officer's written report update detailing a consultation response; late considerations; and further information, the Committee noted that a temporary permission should be for 18 months rather than 12 months, as suggested at the previous meeting, as an application to Ofsted could take between 3 and 6 months. The Committee then

#### RESOLVED

That the application be approved as detailed in the report, subject to deletion of Condition 1 and substitution with the following :-

“The use hereby permitted shall be discontinued on 31<sup>st</sup> May 2005 and the land and building resotred to its former condition or to a condition to be agreed in writing by the Local Planning Authority.

Reason : In order to allow opportunity for the Local Planning Authority to control and assess the development and its impact upon the surrounding area and neighbouring amenities in accordance with Policy GEN7 of the Arun District Local Plan.”

FG/128/03 – Conservatory, 2 Lamorna Gardens, Ferring 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.

FN/48/03 – Part demolition of existing buildings and erection of 9 No. three and four bedroom houses with associated garages, Sandena Nursing Home, 17 Steep Lane, Findon 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.

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FN/61/03 – Demolition of existing Nursing Home, retention of part as 1 No. house and erection of 8 No. houses (resubmission following FN/8/03), Former ‘Sandena’ Nursing Home, Steep Lane, Findon 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.

FN/66/03 – Proposed swimming pool enclosure, 21 School Hill, Findon Having received a report on the matter, together with the officer’s written report update detailing an additional consultation response from the Council’s Environmental Health Pollution Officer and suggested additional condition, the Committee

RESOLVED

That the application be approved as detailed in the report and subject to the additional condition set out in the report update.

K/24/03 – Formation of new entrance gates and piers with associated driveway, boundary fence and landscaping, closure of existing entrance and removal of gates, driveway and piers, re-instatement of boundary fence and landscaping, Kingston Manor, Kingston Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/25/03L – Application for Listed Building Consent for formation of new entrance gates and piers with associated driveway, boundary fence and landscaping, closure of existing entrance and removal of gates, driveway and piers, re-instatement of boundary fence and landscaping, Kingston Manor, Kingston Lane, East Preston Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/221/03 – Outline application for residential development of approximately 112 units comprising a mix of house sizes and types, including 30% affordable and public open space, Part of former HRI Site, Worthing Road, Littlehampton Having received a report on the matter, together with the officer's written report update detailing an amendment to the report and Condition 8 and a verbal amendment to Condition 7 to change the word reptile to wildlife, the Committee

RESOLVED

That the application be approved as detailed in the report and the report update and Condition 7 to be amended by deleting the word **reptile** and replacing it with **wildlife**.

LU/343/03 – Extensions and alterations, 71 White Horses Way, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LU/364/03 – Garage, lounge and kitchen extensions (all single storey – ground floor), 15 Amberley Close, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

LY/23/03 – Two storey extension (south elevation), single storey kitchen/study extension (north), Foxgloves, Church Lane, Lyminster Having received a report on the matter, together with the officer's written report update detailing an additional representation received and an illustration of the street scene, the Committee

RESOLVED

That the application be approved as detailed in the report.

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LY/27/03 – Single storey dwelling for use in connection with hotel (re-submission of LY/12/03) (Departure from the Development Plan), Arundel Park Hotel, Station Road, The Causeway, Arundel Having received a report on the matter, the Committee

RESOLVED

That the application be refused as detailed in the report.

P/110/03 – 2 storey rear extension, 11 Boleyn Drive, Pagham 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.

R/160/03 – Change of use from hotel to residence, Rustington House Hotel, Broadmark Lane, Rustington Having received a report on the matter, together with the officer's written report update detailing one further representation received, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/198/03 – Demolition sub-standard bungalow, erect new dwelling house, 129 Sea Lane, Rustington 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 proposal might be unneighbourly. It was felt that a site visit would be of benefit in order to assess the effect of the development upon neighbours and whether it would be an overdevelopment. In addition, it was suggested that a sample of the roof tile should be made available to Members for the next meeting. The Committee then

RESOLVED

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

(The meeting concluded at 8.47 pm)

