

DEVELOPMENT CONTROL COMMITTEE

8<sup>th</sup> October 2003 at 4.04 p.m.

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

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

423. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs Brown, Mrs Hall and Mrs Olliver.

424. MINUTES

The Minutes of the meeting held on 10<sup>th</sup> September were approved by the Committee as a correct record and signed by the Chairman.

425. DECLARATIONS OF INTEREST

Councillor Brookman declared a personal interest in Agenda Item 13, Application FN/55/03 as he had previously expressed a view on the application.

Councillor Mrs Hazlehurst declared a personal interest in Agenda Item 13, Application A/70/03 as she knew the applicants.

Councillor Hill declared a prejudicial interest in Agenda Item 10, Application FG/94/03.

426. TETRA COMMUNICATION SYSTEM

The Chairman advised that a report on the above would be considered as a matter of urgency under Exempt Business as the Committee needed to be updated on legal advice just received.

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427. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/159/03/T – SURGERY TO FOUR OAK TREES AND ONE BLUE CEDAR, QUEENSLAWN, 36 KINGSWAY, ALDWICK

The Committee received a report from the meeting of the Post Site Inspection Panel held on 16<sup>th</sup> September 2003, and

RESOLVED

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

428. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/160/03 – CREATION OF VEHICULAR ACCESS TO FISH LANE, 28 FISH LANE, ALDWICK

The Committee received a report from the meeting of the Post Site Inspection Panel held on 16<sup>th</sup> September 2003, together with the officer's written report update detailing additional representations received, and

RESOLVED

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

429. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/161/03/L – APPLICATION FOR LISTED BUILDING CONSENT FOR PARTIAL REMOVAL OF FRONT WALL TO WIDEN PEDESTRIAN ACCESS TO 3m WIDE VEHICULAR ACCESS, 28 FISH LANE, ALDWICK

The Committee received a report from the meeting of the Post Site Inspection Panel held on 16<sup>th</sup> September 2003, together with the officer's written report update detailing additional representations received, and

RESOLVED

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

430. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION AW/165/03/T – FELL FOUR WHITE POPLAR TREES, PLUS STUMP AND ROOT REMOVAL, VERGE ON NORTH SIDE OF THE DRIVE, OUTSIDE NO’S 49 AND 51, ALDWICK

The Committee received a report from the meeting of the Post Site Inspection Panel held on 16<sup>th</sup> September 2003 and

RESOLVED

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

431. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION FG/94/03 – PROPOSED GROUND FLOOR EXTENSION, INTERNAL ALTERATIONS AND ROOM IN ROOF, 8 LITTLE PADDOCKS, FERRING

*(Prior to consideration of this application, Councillor Hill 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 16<sup>th</sup> September 2003, together with the officer’s written report update detailing an additional representation received.

In considering this application, Members were of the view that the proposal was unneighbourly and therefore did not accept the officer’s recommendation to grant planning permission. The Chairman adjourned the meeting to enable the officers to formulate the wording for the reason for refusal, based on Members’ comments, and the Committee then

RESOLVED

That the application be refused for the following reason :-

“The extension, by reason of its size and massing, is not considered to relate sympathetically with the existing building and would constitute an unneighbourly form of development, contrary to Policies GEN7 and DEV19 of the Arun District Local Plan.”

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432. REPORT OF THE MEETING OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL – APPLICATION LU/279/03 – EXTENSION TO EXISTING DWELLING, ALTERATIONS AND ASSOCIATED WORKS, OAK RIDGE, TODDINGTON LANE, LITTLEHAMPTON

The Committee received a report from the meeting of the Post Site Inspection Panel held on 16<sup>th</sup> September 2003, together with the officer's written report update detailing an additional condition relating to light emissions, as recommended by the Council's Environmental Health Officer. Following consideration, the Committee

RESOLVED

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

433. PLANNING APPEALS

The Committee noted 5 new appeals that had been lodged and 10 appeals that had been heard.

434. PLANNING APPLICATIONS

R/125/03 – Proposed conversion and change of use of residential care home to 7 residential flats Having received a report on the matter, a request was made that a site visit should take place to assess the impact of the proposal and the Committee therefore

RESOLVED

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

P/63/03 – Outline application for replacement of existing bungalow at 77 Harbour Road with 2 No. detached bungalows. Erection of single detached bungalow on land at West Front Road, 77 Harbour Road and vacant plot to n/e 73 West Front Road, Pagham Having received a report on the matter, together with the officer report update detailing additional conditions to control the means of enclosure and the retention of trees and hedges, the Committee

## RESOLVED

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

P/89/03 – Rear extension and removal of conservatory Having received a report on the matter, together with the officer's written report update detailing an additional condition with regard to rooflights, the Committee

## RESOLVED

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

P/91/03 – Replacement dwelling, amendments to P/122/02 for additional window and rooflights, 61 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/96/03 – Conservatory, 36 Lion Road, Pagham Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

M/97/03 – Alterations to existing house, demolition of garage and erection of 6 No. flats with associated parking (Re-submission following M/115/02), 131 Elmer Road, Middleton on Sea Having received a report on the matter, it was suggested that parking provision for the proposal was inadequate and it was agreed that a further condition be added. The Committee therefore

## RESOLVED

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

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“Condition 8 : The flats shall not be occupied until the parking space and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highway in accordance with Policies G1 and T14 of the West Sussex Structure Plan, DEV1 and DEV5 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.”

LU/273/03 – Conversion of premises to 5 No. flats (Re-submission following planning application LU/166/02), 4 St Augustine Road, Littlehampton  
Having received a report on the matter, together with the officer’s written report update detailing consultation responses received; additional information; and an additional condition relating to the bin store, it was felt that the number of flats proposed was too high. Officers were requested to go back to the applicant for further consultation on a possible reduction in the number of flats. The Committee therefore

RESOLVED

That the application be deferred to enable officers to negotiate with the applicant about reducing the number of flats for the proposal.

LU/319/03 – Single storey rear extension, 79 Fastnet Way, Littlehampton  
Having received a report on the matter, together with the officer’s written report update detailing an additional representation, the Committee

RESOLVED

That the application be approved as detailed in the report.

K/20/03 – Proposed front attached garage with accommodation above and rear extension with balcony above, High Hobby, Gorse Avenue, Kingston Gorse  
Having received a report on the matter, together with the officer’s written report update detailing additional representations received; three additional conditions; and amended plans, Members expressed a wish to visit the site to assess whether the proposal was an overdevelopment, unneighbourly or out of character with the street scene. 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 Brookman had declared a personal interest and left the meeting during the debate and did not vote.)*

FN/55/03 – Change of use of service yard/rear access to patio area for use in conjunction with bar/restaurant, John Henry's Bar, The Forge, Nephcote Lane, Findon Having received a report on the matter, the Committee

## RESOLVED

That the application be refused as detailed in the report.

FG/98/03 – Residential development consisting of a single detached chalet bungalow, Site adjoining 15 Oval Waye, Ferring Having received a report on the matter, together with the officer's written report update detailing a consultation response from the Environment Agency and resultant two additional conditions, concerns were raised regarding the possible effect of the proposal on wildlife and whether this was an overdevelopment, unneighbourly or out of keeping with the street scene. A site inspection was requested and the Committee

## RESOLVED

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

FG/111/03 – Installation of 1 metre satellite dish for connection to ATM machine, Alldays, 74-78 Ferring Street, Ferring Having received a report on the matter, Members felt that the siting of this satellite dish was detrimental to the visual amenity of the residents in the flats and therefore did not agree with the officer recommendation to approve the proposal. The Committee

## RESOLVED

That the application be refused for the following reason :-

"The dish, by reason of its size and location, would constitute an overbearing and unneighbourly form of development which is contrary to Policy GEN7 of the Arun District Local Plan".

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**The Chairman then adjourned the meeting for a 5 minute “comfort break”.**

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. to 12.00 noon, Monday to Friday termtime 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 from the Council’s Environmental Health Department and a late consideration, a request was made for this proposal to be for a trial period of one year due to the possible increase in activity at the site and traffic. The Committee therefore

RESOLVED

That the application be deferred to enable officers to discuss with the applicants whether they would agree to a one year temporary permission and, if so, for the application to then be determined under delegated powers.

FP/146/03 – Two storey side extension, 4 The Crescent, Felpham Having received a report on the matter, together with the officer’s verbal advice that this was a staff application, the Committee

RESOLVED

That the application be approved as detailed in the report.

FP/178/03 – Extension, 9 Coniston Close, Felpham 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 proposal was out of character with the area and would dominate the surrounding bungalows. The Committee, therefore, did not agree with the officer recommendation to approve and

RESOLVED

That the application be refused for the following reason :-

“The proposed extension, by reason of its scale, height and position, would be out of scale and not visually subservient to the existing building and out of character with the street scene. It would also constitute an overdevelopment of the site. It is therefore contrary to Policies DEV19 and GEN7 of the Arun District Local Plan.”



EG/56/03 – Loft conversion, first floor side extension, single storey rear extension and front entrance gates, The Lodge, 68 Downview Road, Barnham  
Having received a report on the matter, it was felt that, although the proposal in general was acceptable, the iron gates would be out of character with the area. If the applicant was prepared to delete the gates from the application, it was agreed that the officers could then deal with it under delegated powers.  
The Committee

## RESOLVED

That the application be deferred to enable officers to negotiate with the applicants to withdraw the proposed frontage gates. If agreed, officers to then determine the application under delegated powers.

EP/66/03 – Proposed two bedroom dwelling, 129 Sea Road, East Preston  
Having received a report on the matter, together with the officer's written report update detailing an amendment to Condition 3 and a consultation response from County Highways, the Committee

## RESOLVED

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

*(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/25/03 – Industrial unit conversion to smaller units, Unit D, Rudford Industrial Estate, Climping  
Having received a report on the matter, the Committee

## RESOLVED

That the application be approved as detailed in the report.

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*(Prior to consideration of the following application, Councillor Haymes declared a personal interest as Vice-Chairman of Yapton Parish Council and stated that when this was discussed by the Parish Council, he had taken no part in the debate.)*

BN/14/03 and Y/14/03 – Construction of new glasshouses on sites L1 and L2 including provision of toilets, installation of boiler and provision of chimney. Construction of two reservoirs. Construction of new road access. (This application affects a Public Right of Way)(Dual Parish with Y/14/03). Pollards, Lake Lane, Barnham Having received a report on the matter, concerns were raised in respect of highway issues. The Committee therefore

RESOLVED

That the application be deferred to enable the Site Inspection Panel to visit the site and that the County Surveyor also be invited to attend.

AB/76/03 – One new house, land adjacent to 27 Pearson Road, Arundel Having received a report on the matter, it was felt that the plans of the proposal provided insufficient detail and the Committee

RESOLVED

That the application be deferred to allow officers to obtain a plan showing the proposed dwelling in conjunction with the extant planning permission.

AB/131/03 – Single storey rear extension, 19 Maltravers Street, Arundel 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.

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*(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/70/03 – Demolition of existing garage and en-suite. Erection of ground floor extensions with room in roof over and rear conservatory. (Resubmission following A/127/02), Mayfield, North Drive, Angmering Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/162/03 – Proposed single garage to plots 1 and 6 and 4 No. Car Ports for plots 2-5 previously consented scheme AW/88/02, Land off Hewarts Lane/Coventry Close, Wakefield Way, Aldwick Park, Rose Green Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/186/03/L – Application for Listed Building Consent to re-thatch roof in Norfolk reed instead of combed wheat, retaining the existing cob shape, Thatched Cottage, 28 Fish Lane, Bognor Regis Having received a report on the matter, together with the officer's written report update detailing approval of AW/179/03/L on 22<sup>nd</sup> September 2003, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/206/03/T – Light pruning and reduction by 20% of 2 Oak and 2 Field Maple trees, 5 Heston Grove, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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AW/222/03/T – Fell one Lawson Cypress tree and lop 2 Yew trees, 225a Aldwick Road, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AW/223/03/T – Crown reduction by approximately 30% to one Lombardy Poplar tree, 35 Rucrofts Close, Aldwick Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AL/34/03 – Redevelopment of existing with two detached houses, De Burgh, Westergate Street, Westergate Having received a report on the matter, Members were of the opinion that this proposal would be out of character with the environment around it and that it would be an over development of the site. They saw no appreciable difference between this application and the one previously refused and therefore did not agree with the officer recommendation to approve. The Committee

RESOLVED

That the application be refused for the following reason :-

“The proposed dwellings, by reason of their size, position and design, would be an overdevelopment of the site, out of character with the immediate locality and would be unneighbourly to the dwelling to the east. The proposal would therefore be contrary to Policy GEN7 of the Arun District Local Plan.”

435. ENFORCMENT MATTERS

CON/AL/1/03 – Unauthorised erection of radio aerial at 32 Barnett's Field, Aldingbourne, West Sussex Having received a report on the matter, the Committee

## RESOLVED

That legal proceedings be instituted under Section 179 of the Town and Country Planning Act 1990 for the failure to comply with the Enforcement Notice.

CON/WA/7/01 – Unauthorised storage of motor vehicles and motor vehicle parts at Evening Hill, West Walberton Lane, Walberton Having received a report on the matter, the Committee

## RESOLVED

That legal proceedings be instituted under Section 179 of the Town and County Planning Act 1990 for the failure to comply with the Enforcement Notice.

436. REPORT ON PRIOR NOTIFICATION APPLICATION FOR ERECTION OF A 15M HIGH SLIMLINE STREETWORKS MONOPOLE (INCLUDING ANTENNAE) – SOUTHERN WATER TREATMENT WORKS, OFF SILVERSTONE AVENUE, BOGNOR REGIS – AW/169/03/TEL

The Committee received a report advising on a Prior Notification received in respect of telecommunications equipment at the above site, which had been determined under delegated authority.

437. TETRA COMMUNICATION SYSTEM (Exempt – Paragraph 12b – The Determination of Any Matter Affecting the Authority)

*(Prior to consideration of this item, Councillor Butler declared a prejudicial interest and left the meeting.)*

The Committee received a verbal update from the Assistant Solicitor to the Council on advice that had just been received from Counsel in respect of the TETRA Communications System.

Following consideration, the Committee

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RESOLVED – That

(1) letters should be written to the Chief Medical Officer, the Government Office for the South East (GOSE) and the Home Office requesting that advice be given within 14 days as to whether there is any specific guidance on the risk from telecommunications installations or an effect on people's health;

(2) that all present planning applications in respect of telecommunications installations be held in abeyance until replies to the above have been received;

(3) in the meantime, any applications for Prior Notifications which officers are minded to raise no objection to must be referred to a special meeting of the Committee; and

(4) further advice be sought from Counsel regarding this matter.

(The meeting concluded at 8.48 pm)