

ARUN DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE

4th September 2002 at 6.00 p.m.

Present : Councillors Mrs Goad (Chairman), Parris (Vice-Chairman), Barnard, Bower, Mrs Brown, Butler, Evans, Mrs Hall, Hill, Lury, Matthews, Mrs Morrish, O'Neill, Redman, Sands, Scutt and Mrs Stainton.

(Note : The following Councillors were absent from the meeting during consideration of the matters referred to in the Minutes indicated :- Councillor Butler - Minute 309 (from Application P/64/02) to 310; Councillor O'Neill - Minute 309 (from Application M/62/02) to 310; and Councillor Scutt Minute 309 (from Application MD/3/02) to 310).

Councillor Wilby was also present for part of the meeting.

303. WELCOME

The Chairman welcomed Councillor O'Neill back onto the Committee.

304. APOLOGY

An apology for absence had been received from Councillor Peters.

305. MINUTES

The Minutes of the meeting held on 7th August 2002 were approved by the Committee as a correct record and signed by the Chairman.

306. DECLARATIONS OF INTEREST

Councillor Hill declared a prejudicial interest in Agenda Item 6, Application FG/43/02.

REPORT OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION FG/43/02 - EXTENSION TO ENLARGE KITCHEN AND ALTERATIONS TO FORM ROOMS IN ROOF, 46 LANGBURY LANE, FERRING (See Minute 236 Development Control Committee)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 20th August 2002, which was of the view that the side extension

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would be overbearing. The Committee therefore did not accept the officer's recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :-

The proposal by reason of the single storey side/rear extension, its height and proximity to the south-east boundary, would be overbearing upon and result in a loss of daylight to the neighbouring property and harm to the residential amenities thereof. It is therefore an unneighbourly form of development contrary to Policy EVT7 of the Arun District Local Plan 1993 and Policy DEV20 of the Arun District Local Plan Second Review Deposit Draft 2000.

(Councillor Hill had declared a prejudicial interest in the foregoing Minute and left the meeting during its consideration.)

307. REPORT OF THE DEVELOPMENT CONTROL POST SITE INSPECTION PANEL - APPLICATION R/81/02 - DETACHED PREFABRICATED CONCRETE GARAGE, 23 CUDLOW AVENUE, RUSTINGTON (See Minute 236 Development Control Committee)

The Committee received a report from the meeting of the Post Site Inspection Panel held on 20th August 2002. Although this was a retrospective application, it was felt that enforcement action should be taken as the garage did not conform to the specification originally granted. The Committee therefore did not accept the officer's recommendation to approve the application and

RESOLVED - That

(1) the application be refused for the following reason :-

The garage, by reason of its size, design, appearance and position close to the front corner of the site constitutes an intrusive form of development which is out of keeping with and harmful to the character and visual amenities of the area and street scene. It is therefore contrary to Policy G5 of the West Sussex Structure Plan 2001-2016 Deposit Draft, Policy EVT7 of the Arun District Local Plan 1993 and Policy DEV20 of the Arun District Local Plan Second Review Deposit Draft 2000; and

(2) enforcement action be taken against the unauthorised garage.

308. PLANNING APPEALS

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

309. PLANNING APPLICATIONS

A/52/02 - Conversion of existing farm building to 5 No. residential units, Lower Barnham Barns, Clapham Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

AB/34/02 - Outline application for erection of a detached three bedroom house, 47 Pearson Road, 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 and that the applicant be requested to peg out the proposed dwelling.

EG/17/02 - Converting existing shop into Chinese Take-Away, 40 Barnham Road, Barnham Having received a report on the matter, together with the officer's written report update detailing late considerations and late representations and an additional condition relating to hours of opening, Members were of the view that under DEV31 of the Arun District Local Plan Second Review Revised Deposit Draft, the vitality and viability of the village centre would be adversely affected. The Committee therefore did not accept the officer recommendation to approve the application and

RESOLVED

That the application be refused for the following reason :

The use of the premises for Class A3 purposes would add to the existing number of similar premises which would be detrimental to the retail character, viability and vitality of the Barnham shopping area and the amenities of the area, including residential amenities. Furthermore, the Local Planning Authority is not satisfied that the premises are no longer viable for A1 retail use, nor that there is sufficient evidence that reasonable

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attempts have been made to market the premises for such purposes. The proposal is therefore contrary to Policy EVT7 of the Arun District Local Plan 1993, Policies DEV29, DEV31 and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

EP/79/02 - Change of use to front part of ground floor from residential to veterinary practice leaving remainder of property as a self-contained flat, Willow Cottage, The Street, East Preston Having received a report on the matter, together with the officer's written report update detailing additional representations and an amendment to Condition 2 stating that no animals to be kept on site overnight, the Committee

RESOLVED

That the application be approved as detailed in the report.

FG/53/02 - Demolition of existing house and re-development to provide 2 No. three bedroom bungalows with detached single garages, Owls Nest, Ferringham Lane, Ferring 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.

LU/193/02 - Conservatory to rear, Downsview, Lyminster Road, Littlehampton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

M/62/02 - Extension of existing house, 5 West Close, Middleton on Sea 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.

MD/3/02 - Provide 2 No. ground floor windows (Units 1 and 2), Parletts Farm Barns, Madehurst Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/44/02 - Replacement of the existing garage and dwelling, 81 West Front Road, Pagham Having received a report on the matter, together with the officer's verbal addition of Pagham to the site address, the Committee

RESOLVED

That the application be approved as detailed in the report.

P/64/02 - Outline application for the erection of bungalow and garage, 57 Cardinals Drive, Pagham Having received a report on the matter, together with the officer's written report update detailing additional representations received and a verbal correction to Page 85 under Assessment of Proposal, Development Plan, that "the proposal was considered to **comply with**" rather than "conflict", the Committee

RESOLVED

That the application be approved as detailed in the report.

R/125/02 - Side extension and detached garage, 37 Chaucer Avenue, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

R/133/02 - Replacement of existing 25m column with new 27m telecom column to facilitate site shares with Hutchinson and T-Mobile together with associated equipment. Orange PCS Ltd, Base Station WSS D110, Powerbronze Ltd, Brookside Industrial Estate, Rustington Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

WA/44/02 - Alterations to garage to form office (not commercial), Cedar Cottage, Wandleys Lane, Walberton Having received a report on the matter, the Committee

RESOLVED

That the application be approved as detailed in the report.

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310. ENFORCEMENT MATTERS

CIC/AW/13/02 - Changes to approved development AW/258/01 and AW/189/99, Construction of detached house and detached garage at land adjacent to 42 Kingsway, Craigweil, Aldwick Having received a report on the matter, Members agreed to the officer's request that the matter be deferred to the next meeting to enable an expanded report to be prepared which would set out the options available to the Committee. In addition, the Committee

RESOLVED

That the Site Inspection Panel to visit the site to assess the situation.

(The meeting concluded at 8.11 p.m.)