

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 2 June 2008

PRESENT: Councillors J Ceiriog-Hughes, J Collins, R Grevett, Mrs S Lines, S Perry and M Warrington

During the Public Question Time held prior to Meeting, representations were received from neighbouring residents in respect of Planning Application No. R/129/08.

46/08 ELECTION OF CHAIRMAN

The Committee RESOLVED unanimously that Councillor Grevett be elected Chairman of the Committee for the ensuing year.

47/08 DECLARATIONS OF INTEREST

Councillors Grevett and Mrs Lines declared a personal interest in Minute 51/08(g) (Planning Application R/120/08/CLE refers). They remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

Councillor Mrs Lines declared a personal interest in Minute 51/08(h) (Planning Application R/124/08 refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

Councillor Grevett declared a prejudicial interest in Minute 51/08(l) (Planning Application R/128/08 refers). He left the Meeting during consideration of this item and took no part in the discussion and vote thereon.

48/08 MINUTES

The Minutes of the Meeting held on 12 May 2008 were signed by the Chairman as a correct record.

49/08 MATTERS ARISING FROM THE MINUTES

- (a) **R/66/08 – Alterations to 29 Sea Avenue, construction of new house on plot to side of existing dwelling – 29 Sea Avenue, Rustington**

The Clerk referred to Minute 32/08(h) and reported the receipt of notification from the local Planning Authority that this application was expected to be determined by the Development Control Committee on 11 June 2008. She reminded Members that the Council, as an interested party, was entitled to make a representation to the Committee.

The Committee NOTED this information.

50/08 LOCAL PLANNING AUTHORITY DECISIONS

- (a) The Clerk reported that she had previously circulated notifications, received from the local Planning Authority, advising that planning permission in respect of the following applications had been granted conditionally:-

- R/70/08 – Proposed dwelling on part of garden – 21 Henry Avenue, Rustington**
- R/71/08 – Change of use to children's day nursery – 31 Albert Road, Rustington**
- R/93/08 – Single storey rear extension – 18 Chanctonbury Road, Rustington**
- R/99/08 – Single storey extension at rear – 27 Knightscroft Avenue, Rustington**

- (b) The Clerk reported that she had previously circulated a notification, received from the local Planning Authority, advising that planning permission in respect of the following applications had been refused:-

R/46/08 – Demolition of bungalow and erection of dwellings – 22 Mill Lane, Rustington
R/96/08/L – Application for Listed Building Consent – Palm Cottage, 62 Ash Lane, Rustington

The Committee NOTED this information.

51/08 PLANNING APPLICATIONS

- (a) **R/113/08 – Installation of one condenser unit, three air conditioning units and associated enclosure – 7 Sterling Parade, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

The Clerk also reported the receipt of notification from the local Planning Authority that this application was expected to be determined by the Development Control Committee on 11 June 2008. She reminded Members that the Council, as an interested party, was entitled to make a representation to the Committee.

The Committee NOTED this information.

- (b) **R/119/08 – Attached double garage and workshop. Demolition of existing garage – 16 Broadmark Way, Rustington**

The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (c) **R/122/08 – Single storey rear extension and first floor extension – 28 Cove Road, Rustington**

The Committee AGREED to object to this application on the following grounds:-

- (i) The single storey extension, by reason of its size and mass, would present an over-dominant appearance which would have a detrimental impact on the visual amenities of neighbouring properties and would most certainly represent an over-development of the site
- (ii) The proposal would result in a loss of light for the occupiers of No. 26 Cove Road, which would most certainly adversely affect their amenities and quiet enjoyment.
- (d) **R/111/08 – Installation of a new shopfront and minor external alterations – 7 Sterling Parade, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/112/08/A – One internally illuminated box sign fascia and one internally illuminated projecting sign – 7 Sterling Parade, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/114/08 – Installation of an automatic telling machine (ATM) and ATM access door – 7 Sterling Parade, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

(Prior to consideration of the following item, Councillor Grevett had declared a personal interest as he had purchased his present home from the applicant and Councillor Mrs Lines had also declared a personal interest as a Member of the Sea Estate Residents Association)

(g) R/120/08/CLE – Application for certificate of lawfulness for 2 No. existing raised wooden decks – 98a Alderney Court, Sea Avenue, Rustington

The Committee AGREED to raise no objection to this application.

(Prior to consideration of the following item, Councillor Mrs Lines had declared a personal interest as a Member of the Sea Estate Residents Association)

(h) R/124/08 – Two storey and single storey side and rear extension and new pedestrian access – Twyford Lodge, 54 Sea Avenue, Rustington

The Committee AGREED to raise no objection to this application.

(i) R/125/08/T – Fell 1 No. Beech Tree – 126 Sea Lane, Rustington

The Committee AGREED to raise no objection to this application, subject to approval by the local Planning Authority's Arboriculturist.

(j) R/129/08 – Erection of new house to provide supportive care for disabled elderly person – 7 Paddock Green, Rustington

The Chairman reminded the Committee of the representations made during the Public Question Time, by the occupiers of neighbouring properties. The Clerk also reported the receipt of letters from neighbouring residents objecting to this application, which had been previously copied to all Members of the Committee.

Following detailed consideration, the Committee AGREED to object to this application on the following grounds:-

- (i) The proposal would result in a loss of light for the occupiers of No. 8 Paddock Green, and would most certainly adversely affect the established visual amenities and quiet enjoyment of the occupiers of the aforementioned property
- (ii) The proposal makes no provision, whatsoever, for parking, in a small cul-de-sac where there is already limited parking space available for the nine houses that use the designated parking area

This situation is exacerbated by the fact that the garage compound for this development, does not provide sufficient room for the manoeuvring of larger model vehicles and, therefore, many of the garages are unable to be used appropriately, increasing the pressure on the limited parking area available

It is likely that parking could be required, at certain times of the day, for up to three additional vehicles, taking into account that there will be a carer/carers on site at all times

- (iii) The proposed development could attract standing vehicles in Station Road, which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point
- (iv) Having regard to the location of the site and its relationship to existing properties, the proposal would give rise to an un-neighbourly form of in-fill development which would have a detrimental impact on the street scene
- (v) This type of in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative affect of which would be to alter the character of the locality to the serious detriment of the amenities of the area

- (vi) The proposal includes the felling of a well-established Silver Birch Tree, which would, most certainly have a detrimental impact on the visual aspect of this well-established development
- (vii) The access to the proposed site is considered to be inadequate for a disabled person, and particularly, for any emergency services visiting the property.

The Committee further agreed that the Local Planning Authority should be urged to:-

- (a) Arrange for a Site Visit to be made, prior to any decision being taken in this regard
- (b) Consider placing Tree Preservation Orders on the established Willow Tree and Silver Birch Tree on the communal landscaped area in front of No's. 5, 6, 7, 8, 9 and 10 Paddock Green.

Reference was finally made to the fact that the Orange Notice was not displayed until 2 June 2008, and the Clerk said that she would advise the local Planning Authority accordingly.

(k) R/127/08 – Erection of 2 storey extension at rear – 91 Old Manor Road, Rustington

The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

(Prior to consideration of the following item, Councillor Grevett had declared a prejudicial interest as he was the joint applicant)

(l) R/128/08 – Erection of small extension and re-siting of PVCu double glazed sun lounge semi circular shape to front of property adjoining new extension to form study/sunroom area – Mill House, 3 Overstrand Avenue, Rustington

The Committee AGREED to raise no objection to this application.

52/08 ARUN DISTRICT COUNCIL – DEVELOPMENT CONTROL AGENDAS

The Committee NOTED a letter received from Mrs Maureen Chaffe, Head of Information Management.

53/08 ARUN DISTRICT COUNCIL – DEVELOPMENT CONTROL COMMITTEE

The Clerk reminded the Committee of the Recommendations included in the Report of the above Committee held on Wednesday 21 May 2008, as follows:-

- (a) **R/70/08 – Proposed dwelling on part of garden – 21 Henry Avenue, Rustington – Conditional Approval**

Chairman: **Date:**