

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 14 September 2020

PRESENT: Councillors P Warren (Chairman), M Broomfield, J Ceiriog-Hughes, Mrs P Gregory, R Grevett, Mrs S Partridge and J Street

In attendance: Mrs C Ward (Clerk of the Council) and Mrs C Harris (Finance Manager/RFO)

Prior to the commencement of the formal business of the Meeting, the Chairman advised that the Meeting would be being recorded (audio) via Microsoft Teams, for the purpose of ensuring clarity for the Minutes, as well as to enable Members of the Public to have access to discussions on specific items if requested. He said that the recording would be dispensed with as soon as the Minutes had been approved by the Council at its next Monthly Meeting.

The Chairman reminded the Committee that due to the current Coronavirus (Covid-19) Pandemic, this Meeting was being held remotely (via Microsoft Teams) and would be delivered within 'The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Amendment) Regulations 2020' that are currently enacted for Meetings on and up to 7 May 2021.

The Committee was also advised that the Chairman would manage the Meeting with clear instructions and requests to Members. It was agreed that Members should indicate their desire to speak on any item, by clicking on the 'raised hand' icon in Teams. This would ensure that anyone wishing to speak on an Agenda Item was given the opportunity to do so.

52/20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Cooper (Personal) and Cooper (Personal). These apologies were accepted by the Committee.

53/20 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

54/20 MINUTES

The Minutes of the Meeting held on 17 August 2020 were signed by the Chairman as a correct record.

55/20 MATTERS ARISING FROM THE MINUTES

- (a) **R/92/20/PL - Demolition of existing garage and store on existing dwelling and erection of 2 No. detached bungalows to rear - 6 Manor Road, Rustington**

The Clerk referred to Minute 29/20(g) and reported the receipt of an email from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the decision to refuse planning permission for the proposed development, and that the Appeal would be determined on the basis of written representations.

The Committee NOTED this information.

- (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/102/20/PL** - 1 No. detached 5-bedroom house with attached single storey double garage and carport - Land north of Springfield House, Cross Road
- R/111/20/HH** - Side garage extension, (amendments to previous approval R/46/15)
Replacement porch roof coverings with slate - 67 Sea Avenue
- R/119/20/PL** - Demolish and erection of 1 No. dwelling. This application may affect a Public Right of Way - Windsong, The Thatchway
- R/122/20/HH** - Single storey rear extension - 115 Worthing Road

The Committee NOTED this information.

- (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 application was not required:-

- R/116/20/CLP** - Lawful development certificate for the resiting and extension of existing garage - 19 Chaucer Avenue

The Committee NOTED this information.

- (c) 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 application had been refused:-

- R/117/20/OUT** - Demolition of existing dilapidated storage buildings and erection of 4 No. semi-detached 2-bedroom dwellings with associated gardens, car parking and landscaping. Outline application to consider matters of access, layout, scale and external appearance, with exception of landscaping which is to be a reserved matter - Croft Works, 52 Mill Lane

The Committee NOTED this information.

The Chairman reminded the Committee that his own comments in respect of all of the Planning Applications which were scheduled to be considered, had been circulated to all Members as part of the Agenda (Item 6(b) refers). He also referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/149/20/HH - Single storey flat roof extension to the rear - 31 Seafeld Road, Rustington**

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

- (b) **R/142/20/HH - Dropped kerb for off road parking at front of property - 61 Worthing Road, Rustington**

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

- (c) **R/154/20/HH - Single storey part front, part side garage extension, part conversion of existing garage to form utility, WC, Kitchen, Dining area, formation of new flat roof over new extension and pitched roof over part of existing garage, installation of 1 No. roof light in existing flat roof and 1 No. roof light in pitched roof. Insulate and externally render new and existing walls to single storey building (revised application from R/84/20/HH) - 23 Mill Lane, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (d) **R/156/20/PL - Extension and alteration of existing residential dwelling and subdivision to form 2 No. two bedroom residential dwellings, together with formation of new vehicular access and entrance drive - 31 Albert Road, Rustington**
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The Clerk reminded the Committee that she had previously circulated a copy of a representation made to the local Planning Authority on behalf of the occupier of a neighbouring property.

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

- (i) The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and, in consequence, the proposal would be detrimental to the present character and amenities of the locality and would most certainly represent an over-development of the site
- (ii) The proposal, by reason of its height and mass, would represent an over-bearing form of development, which would have a detrimental effect on the visual amenities and quiet enjoyment of the occupiers of No. 29 Albert Road and No. 23 Mill Lane
- (iii) The proposal would give rise to an increased movement of vehicles onto and from the public highway at this point to the detriment of road users
- (iv) The proposal would be likely to increase the pressure for on-street parking, at a point very close to the very busy junction of Albert Road with Mill Lane. This location is congested at most times during the day, and the proposal would interrupt the free flow of traffic and thereby add to the hazards of road users at this point
- (v) The proposal would be in conflict with Policy 2 - Housing Design of the Rustington Neighbourhood Plan (scale and mass).

The Committee also AGREED a Neighbour Notification.

- (e) **R/157/20/HH - Hipped roof to gable end to west elevation. Roof dormer to north elevation. Pitched roof to replace flat roof to existing dormer to east elevation and external and internal alterations - 70 Sea Avenue, Rustington**
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The Committee AGREED to raise no objection to this application, subject to the dormer window on the north elevation, overlooking No. 68 Sea Avenue, having obscured glazing.

The Committee also AGREED a Neighbour Notification.

- (f) **R/147/20/HH - Single storey outbuilding to rear for use as a garden studio - Ocean View, 87 Sea Avenue, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

(g) **R/160/20/HH - Proposed two storey rear extensions and various roof alterations -
17 Sea Avenue, Rustington**

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

58/20 ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE

The Chairman advised the Committee that there had been no Rustington applications considered at the last Meeting of the Development Control Committee held on Wednesday 2 September 2020.

He said that the next Meeting was scheduled to be held on Wednesday 30 September 2020.

The Committee NOTED this information.

Chairman: **Date:**