

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 26 October 2020

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

In attendance: Councillor Ms M Revell, 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 Chairman then advised the Committee that he would again manage the Meeting with clear instructions and requests to Members. He said that Members should indicate their desire to speak on any item, by placing a message in ‘Chat’, or by clicking on the ‘raised hand’ icon, in Microsoft Teams, to ensure that anyone wishing to speak on an Agenda Item was given the opportunity to do so.

67/20 APOLOGIES FOR ABSENCE

There were no apologies for absence.

68/20 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 71/20(c) and (i) (R/180/20/T - Crown reduction to 1 No. Copper Beech tree to height 7.5 metres and spread 10 metres - Tanglewood, 3 The Parkway, Rustington and R/193/20/HH - Single storey front extension - 23 The Bramblings, Rustington, refer). She remained in the Meeting during consideration of these items and took part in the discussions and votes thereon.

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69/20 MINUTES

The Minutes of the Meeting held on 5 October 2020 were signed by the Chairman as a correct record.

- (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/142/20/HH** - **Dropped kerb for off road parking at front of property - 61 Worthing Road**
R/145/20/HH - **Demolition of existing single storey rear extension replacement with single storey rear extension and demolition of single storey attached double garage to be replaced with 2 storey side extension with cat slide roof - 52 Sea Avenue**
R/147/20/HH - **Single storey outbuilding to rear for use as a garden studio - Ocean View, 87 Sea Avenue**
R/149/20/HH - **Single storey flat roof extension to the rear - 31 Seafield Road**
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**
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**
R/160/20/HH - **Proposed two storey rear extensions and various roof alterations - 17 Sea Avenue**
R/167/20/T - **Various works to various trees - 32 Bushby Avenue**
R/171/20/T - **Reduce crown spread of 2 No. Lime trees to 4.5 metres to the south - 11 Winchester 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/179/20/CLP** - **Lawful development certificate for a proposed single storey side extension - 15 Shaftesbury Road**

The Committee NOTED this information.

- (c) 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 refused:-

- 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**
R/166/20/T - **Various works to various trees - The Manor House, 48 The Street**

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/176/20/HH - Erection of new 1.8 metres high garden wall to side frontage facing Ruston Avenue - 6 Ruston Avenue, Rustington**

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

- (b) **R/175/20/HH - Single storey outbuilding to rear for use as a home gym - 16 Jubilee Avenue, Rustington**

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

(Prior to consideration of the following item Councillors Mrs Cooper and Cooper had declared a personal interest, as Members of the Sea Estate Residents' Association)

- (c) **R/180/20/T - Crown reduction to 1 No. Copper Beech tree to height 7.5 metres and spread 10 metres - Tanglewood, 3 The Parkway, Rustington**

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

- (d) **R/181/20/PL - Retention of a summerhouse and associated decked area to rear garden of flat - 76A Worthing Road, Rustington**

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

- (e) **R/185/20/PL - New external canopies to store fronts. These sites are in CIL Zone 4 (Zero Rated) as other development - 1-20 Churchill Parade, 125-166 The Street, 103-133 The Street, Churchill Court, Rustington**

The Committee AGREED to support this application.

- (f) **R/187/20/HH - Amendments to previously approved scheme: R/241/19/HH - Demolition of existing garage and sunroom. Construction of single storey rear extension and garage - 21 Parry Drive, Rustington**

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

- (g) **R/189/20/HH - Single storey rear extension - 24 Tennyson Avenue, Rustington**

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

(h) R/182/20/HH - Single storey extension to side of dwelling - 31 Hawke Close, Rustington

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

(Prior to consideration of the following item Councillors Mrs Cooper and Cooper had declared a personal interest, as Members of the Sea Estate Residents' Association)

(i) R/193/20/HH - Single storey front extension - 23 The Bramblings, Rustington

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

(j) R/192/20/TC - 1 No. Oak tree (T1) remove two lower branches on western aspect. Reduce height of 2 No. Prunus tree (T2 and T3) to 2.5 metres. Reduce height of 1 No. Silver Birch tree (T4) to 4.5 metres within the Rustington Conservation area - Pound Cottage, 28 The Street, Rustington

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

(k) R/197/20/OUT - Outline application with some matters reserved for the demolition of existing dilapidated storage buildings and erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking and landscaping (resubmission following R/117/20/OUT). This site is in CIL Zone 4 and is CIL Liable as new dwellings - Croft Works, 52 Mill Lane, Rustington

Following detailed consideration, the Committee AGREED to object to this application as follows:-

- (i) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the aforementioned hazards for road users at this location
- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely Mill Lane, which has restricted vision on traffic travelling southwards. This would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree
- (iii) The proposal would increase the pressure for on-street parking, where there is only very minimal and insufficient provision in this vicinity
- (iv) The proposal would be in conflict with the Rustington Neighbourhood Plan - Policy 2 - 'Road widths must demonstrate they are adequate for safe access by service and emergency vehicles'.

The Committee also AGREED that the local Planning Authority should be asked to consider the increased number of cyclists travelling southwards on the obscured narrow pathway immediately adjacent to the proposed exit from the site, where the Cycle Route along New Road ends at the brow of the Mill Road Railway Bridge, where the pathway is used as a 'cycle lane'.

The Committee further AGREED that the local Planning Authority should request the West Sussex County Council to undertake a physical study of the proposed site.

The Committee also AGREED a Neighbour Notification.

