

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 11 January 2021

PRESENT: Councillors P Warren (Chairman), M Broomfield, J Ceiriog-Hughes, Mrs A Cooper, 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 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.

1/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cooper (Other Associated Business) and Mrs Gregory (Other Associated Business). These apologies were accepted by the Committee.

2/21 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 5/21(i) (R/245/20/HH - Rear extension - 86 Sea Avenue, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

3/21 MINUTES

The Minutes of the Meeting held on 21 December 2020 were signed by the Chairman as a correct record.

4/21 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/212/20/HH - Single storey rear extension - 15 Fircroft Crescent**
- R/236/20/T - Pollard 1 No. Lime tree to the previous pollarding knuckles - 6 Willowhayne Mews, Preston Paddock**

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 received no objection:-

R/230/20/TC - Fell 1 No. Pittasporum tree within the Rustington Conservation area - Mitchells Cottage, 24 The Street

The Committee NOTED this information.

5/21 PLANNING APPLICATIONS

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/253/20/HH - Single storey annex building ancillary to main dwelling - 33 Knightscroft Avenue, Rustington**

The Committee retrospectively AGREED to rescind its previous submission to raise no objection (Minute 84/20(g) refers), and RESOLVED to object to this application as follows:-

- (i) The proposal for a single storey annex of over 13 metres in length, would span almost one complete side of the back garden, and would most certainly represent an overbearing impact on the neighbouring property, namely No. 35 Knightscroft Avenue
- (ii) The proposal would have an adverse effect on the privacy, visual amenities and quiet enjoyment of the occupier/s of the aforementioned neighbouring property
- (iii) The proposal, by reason of its mass, would represent an over-development of the site
- (iv) The proposal for an additional living space could increase the vehicular movement in close proximity to No. 35 Knightscroft Avenue, and would also result in an increase in pedestrian footfall along the eastern boundary of that property
- (v) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan (mass and overbearing impact).

The Committee also expressed its concern that whilst the proposal was stated to be for the use of a family member, there was no guarantee of this constraint in the future.

- (b) **R/223/20/T - Pruning 1 No. Lime tree to a radial measurement of 5.5 metres (A) to the South and prune 1 No. Lime tree to a radial measurement of 3.5 metres (B) to the South - 3 Munnere Way, Rustington**

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

- (c) **R/237/20/HH - Two storey side extension - 2 Central Avenue, Rustington**

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

(d) **R/238/20/PL - Demolition of existing garage and erection of cabin in rear garden as dwelling. This site is in CIL Zone 4 and is CIL Liable - Rear of 43 Old Manor Road, Rustington**

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

- (i) The proposal for a cabin as a dwelling of some 11.6 metres in length, would most certainly represent an overbearing impact on the neighbouring properties, namely Nos. 39, 41, 45 and 47 Old Manor Road
- (ii) The proposal would have an adverse effect on the privacy, visual amenities and quiet enjoyment of the occupiers of the aforementioned neighbouring properties
- (iii) The proposal, by reason of its mass would represent a severe over-development of the site
- (iv) The proposal could increase the vehicular movement in close proximity to Nos. 45 and 47 Old Manor Road, and would also result in an increase in pedestrian footfall along the boundary of these properties to their detriment
- (v) The proposal, given its close proximity to the rear entrance of Rustington Community Primary School, would be likely to generate an increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety and freeflow of traffic at a point on the public highway which is already severely congested during School 'drop-off' and 'pick-up' times
- (vi) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan (mass and overbearing impact).

The Committee also AGREED a Neighbour Notification.

(e) **R/241/20/HH - Rear extension including gable roof - 34 Frobisher Way, Rustington**

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

(f) **R/244/20/HH - Single storey rear extension and rear first floor roof extension - 21 Worthing Road, Rustington**

The Committee AGREED to raise no objection to this application, subject to the first-floor windows being opaque.

The Committee also AGREED a Neighbour Notification.

(g) **R/252/20/L - Listed Building consent for orangery and utility to rear of existing dwelling - Palm Cottage, 62 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

(h) **R/251/20/HH - Proposed orangery and utility to rear of dwelling. This application affects the setting of a Listed Building - Palm Cottage, 62 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

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

(i) **R/245/20/HH - Rear extension - 86 Sea Avenue, Rustington**

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

6/21 ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE

The Chairman reminded the Committee of the Recommendations that had been included in the Report of the above Committee held on Wednesday 6 January 2021, as follows:-

- (a) **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 - Approve Conditionally**

The Clerk then advised the Committee that the Chairman had submitted a statement reiterating the Committee's concerns to the above-mentioned Meeting, which had been presented by a member of the local Planning Authority's personnel to the Meeting.

The Chairman said that following detailed consideration of the Application, it had been agreed that it should be deferred, pending confirmation of specific measurements of the width of the highway at various points on the access road to the site.

The Committee NOTED this information and expressed its appreciation to the Chairman for his efforts in this regard.

Chairman: **Date:**