

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the (remote) Meeting held on 22 February 2021

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

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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.

#### **14/21 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Broomfield (iPad update in progress). This apology was accepted by the Committee.

#### **15/21 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **16/21 MINUTES**

The Minutes of the Meeting held on 1 February 2021 were signed by the Chairman as a correct record.

#### **17/21 MATTERS ARISING FROM THE MINUTES**

- (a) **R/227/20/PL - Demolition of existing laundry building, lean to and shed, construction of a ground and first storey accommodation building housing 3 No. sheltered housing flats and construction of a single storey laundry building including upgrade of associated clothes drying area and surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing - Laundry, 38 Oakhurst Gardens, Rustington**
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The Clerk referred to Minute 84/20(b) and reported the receipt of a notification from the local Planning Authority stating that this application was now expected to be determined by the Development Control Committee on 3 March 2021.

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/244/20/HH - Single storey rear extension and rear first floor roof extension - 21 Worthing Road**  
**R/245/20/HH - Rear extension - 86 Sea Avenue**  
**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**  
**R/252/20/L - Listed Building consent for orangery and utility to rear of existing dwelling - Palm Cottage, 62 Ash Lane**  
**R/1/21/T - Re-pollard, back to previous points 7 No. Sycamore trees (T1-T7) to a finished height of 15 metres - 3 The Oaks**  
**R/4/21/HH - Ground floor single storey rear extension and front porch and raising of garage roof to match existing - 36 Hawke Close**

The Committee NOTED this information.

- (b) 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/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) - Croft Works, 52 Mill Lane**  
**R/238/20/PL - Demolition of existing garage and erection of cabin in rear garden as dwelling. This site is in CIL Zone 4 (Zero Rated) as other development - Rear of 43 Old Manor Road**

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/227/20/PL - Demolition of existing laundry building, lean to and shed, construction of a ground and first storey accommodation building housing 3 No. sheltered housing flats and construction of a single storey laundry building including upgrade of associated clothes drying area and surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing - Laundry, 38 Oakhurst Gardens, Rustington**

The Chairman advised the Committee that the local Planning Authority Officer's Report on this application stated incorrectly that Policy 2 of the Council's Neighbourhood Plan did not specify that development should not have an unneighbourly impact on residential properties. He said that the Neighbourhood Plan's actual wording was 'development should not impact on surrounding properties'.

He also advised that further drawings had been submitted by the Applicant to the local Planning Authority, and the amended application had a closing date for observations of 11 March 2021. However, due to the conflict in dates, the application had been delegated to the Group Head of Planning, in consultation with

the Committee's Chairman and Vice-Chairman. He said that this had now been changed and the application would be being considered at the Development Control Committee Meeting on 3 March 2021.

Following detailed consideration, the Committee AGREED to reiterate its previous objections to this application as follows:-

- (a) The proposal, by reason of its specific location, height, mass and design, would present an over-bearing and unsympathetic appearance which would have an adverse effect on the visual amenities of the occupiers of Nos. 34 and 36 Guildford Road, and would be severely detrimental to their quiet enjoyment, particularly given its close proximity to the boundaries of these properties
- (b) The proposal is in conflict with the Rustington Neighbourhood Plan Policy 2: Housing, which states that development should not impact on surrounding properties.

The Committee also AGREED that the Chairman of the Committee and the Clerk should be AUTHORISED to produce a written submission, detailing the Committee's objections and concerns in connection with this application, to be read out at the Development Control Committee Meeting on 3 March 2021.

**(b) R/7/21/HH - First floor front extension - Waverley House, Waverley Road, Rustington**

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

**(c) R/3/21/HH - Change of use of garden structure currently planned to be used as a personal training gym - 16 Jubilee Avenue, Rustington**

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

**(d) R/8/21/HH - Single storey rear extension - 34 Frobisher Way, Rustington**

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

**(e) R/14/21/HH - First floor enclosure of balcony to form new room - 7 Worthing Road, Rustington**

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

**(f) R/15/21/T - Various works to various trees - Knightscroft House, Sea Lane, Rustington**

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

**(g) R/16/21/HH - Single storey rear extension, loft conversion with hip to gable roof extension, rear dormer and front dormer - 11 Frobisher Way, Rustington**

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

**(h) R/19/21/HH - Installation of a 3 metre wide drop kerb to enable off road parking - 28 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

**20/21 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 to be held on Wednesday 3 March 2021, as follows:-

- (a) **R/227/20/PL - Demolition of existing laundry building, lean to and shed, construction of a ground and first storey accommodation building housing 3 No. sheltered housing flats and construction of a single storey laundry building including upgrade of associated clothes drying area and surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing - Laundry, 38 Oakhurst Gardens - Approve Conditionally**

The Committee NOTED this information.

**Chairman:** ..... **Date:** .....