

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 15 March 2021

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

During the Public Question Time held prior to the Meeting, a representation was received from a local resident in respect of Planning Application No. A/26/21/RES - Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout and scale for the demolition of existing buildings on site and erection of a mixed use development comprising of 90 No. residential dwellings and a care home and ancillary facilities including railway crossing together with associated access, car parking and landscaping. This application also lies within the parishes of Rustington and Littlehampton - Land West of Brook Lane, and South of A259, Angmering (Minute 26/21(a) refers).

21/21 APOLOGIES FOR ABSENCE

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

22/21 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Partridge declared a personal interest in Minute 26/21(b) (R/11/21/PL - Variation of condition No. 3 under R/12/19/HH for the variation of side balcony screening - Anchors Cast, 2 Fosters Close, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

23/21 MINUTES

The Minutes of the Meeting held on 22 February 2021 were signed by the Chairman as a correct record.

24/21

MATTERS ARISING FROM THE MINUTES

- (a) **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, Rustington**
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The Clerk referred to Minute 42/20(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.

25/21

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/258/20/HH - Single storey rear extension - 42 Tennyson Avenue
R/5/21/HH - Single storey side extension - 22 The Martlets
R/7/21/HH - First floor front extension - Waverley House, Waverley Road
R/8/21/HH - Single storey rear extension - 34 Frobisher Way

The Committee NOTED this information.

26/21

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.

Prior to consideration of the following application, the Chairman reminded the Committee of the representation received during the Public Question Time

- (a) **A/26/21/RES - Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout and scale for the demolition of existing buildings on site and erection of a mixed use development comprising of 90 No. residential dwellings and a care home and ancillary facilities including railway crossing together with associated access, car parking and landscaping. This application also lies within the parishes of Rustington and Littlehampton - Land West of Brook Lane, and South of A259, Angmering**
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The Committee AGREED to withhold making a decision on this application until further clarification had been sought in respect of the production of a Travel Plan and proposed access to the south from the railway crossing. The Committee was particularly concerned about any proposal to use Penfold Lane, as the access route to Bus Services in Worthing Road, given that the Lane was in a very poor state of repair, insecure, with no surveillance or lighting, and generally unsuitable for purpose. This should not, therefore, be used as the access route until the Lane had been brought up to the standard necessary to address all of the above concerns.

The Committee further AGREED that the Chairman and Clerk should be AUTHORISED to initially attempt to obtain clarification in respect of the southern access route from the railway bridge, and then to prepare a response to the local Planning Authority in respect of this Application, which should be agreed

via email correspondence with all Members of the Committee, and retrospectively approved at the next Meeting.

(Prior to consideration of the following item Councillor Mrs Partridge had declared personal interest, as a friend of the applicant)

- (b) R/11/21/PL - Variation of condition No. 3 under R/12/19/HH for the variation of side balcony screening - Anchors Cast, 2 Fosters Close, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (c) R/20/21/T - To crown lift 1 No. Yew tree (Taxus Baccata) to 2.5 metres above ground level. To crown lift 1 No. Lime tree (Tilia) to 3 metres above ground level. To remove all dead wood from 1 No. Strawberry tree (Arbutus unedo) - St Peter and St Paul Church, 77 The Street, Rustington**
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The Committee AGREED to raise no objection to this application, subject to approval by the local Planning Authority's Arboriculturist.

- (d) R/23/21/HH - Demolition of existing garage. Construction of new garage and workshop - 30 Sea Avenue, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (e) R/28/21/L - Listed building consent to replace 2 No. existing timber casement windows in white finish to be replaced with timber casement windows in arctic white finish - 2 Manor Cottages, Preston Paddock, Rustington**
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The Committee AGREED to raise no objection to this application, subject to the windows being sympathetic to the Listed Building setting and the local environment.

- (f) R/25/21/HH - Glazed gable extension and the addition of a porch - 34 The Crescent, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (g) R/17/21/HH - Erection of a 1.8 metre high fence to boundary of property - 1 Campbell Drive, Rustington**
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The Committee AGREED to raise no objection to this application.

- (h) R/39/21/HH - Two single storey rear extensions with balcony - 55 Pigeonhouse Lane, Rustington**
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The Committee AGREED to raise no objection to this application.

27/21 CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) R/37/21/CLP - Lawful development certificate for a proposed detached carport to cover the existing 'off road' parking area serving two cars - 5 Grafton Close, Rustington**
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The Committee NOTED this information and AGREED a Neighbour Notification.

28/21 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 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**

He also advised that the following two applications had gone to Appeal and were currently awaiting a decision:-

- (a) **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**
- (b) **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 - Croft Works, 52 Mill Lane, Rustington**

The Committee NOTED this information.

Chairman: **Date:**