

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 26 April 2021

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

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.

29/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Broomfield (Holiday) and Street (Work Commitment). These apologies were accepted by the Committee.

30/21 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 33/21(c) (R/45/21/HH - Single storey/rear extension, orangery to rear, single storey front extension to existing garage and installation of a carport - 33 Bushby Avenue, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

Councillor Cooper declared a personal interest in Minute 33/21(c) (R/45/21/HH - Single storey/rear extension, orangery to rear, single storey front extension to existing garage and installation of a carport - 33 Bushby Avenue, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

31/21 MINUTES

The Minutes of the Meeting held on 15 March 2021 were signed by the Chairman as a correct record.

32/21 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/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
- R/3/21/HH** - Change of use of garden structure currently planned to be used as a personal training gym - 16 Jubilee Avenue
- 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
- R/14/21/HH** - First floor enclosure of balcony to form new room - 7 Worthing Road
- R/15/21/T** - Various works to various trees - Knightscroft House, Sea Lane
- R/16/21/HH** - Single storey rear extension, loft conversion with hip to gable roof extension, rear dormer and front dormer - 11 Frobisher Way
- R/17/21/HH** - Erection of a 1.8 metre high fence to boundary of property - 1 Campbell Drive
- R/19/21/HH** - Installation of a 3 metre wide drop kerb to enable off road parking - 28 Ash Lane
- 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
- R/23/21/HH** - Demolition of existing garage. Construction of new garage and workshop - 30 Sea Avenue
- R/25/21/HH** - Glazed gable extension and the addition of a porch - 34 The Crescent
- 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
- R/39/21/HH** - Two single storey rear extensions with balcony - 55 Pigeonhouse Lane

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/34/21/PDH** - Notification under extended permitted development rights for a single storey rear conservatory measuring 4.9 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.4 metres and eaves height of 2.4 metres - 11 Harsfold Road

The Committee NOTED this information.

33/21 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) **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**

The Committee AGREED retrospectively that the following objections should be made in respect of this application:-

- (i) The Committee was satisfied that the majority of its original critical observations had been met but remained concerned that, in the absence of a Travel Plan (Condition 11 of the successful Appeal), the requirement of a safe route for pedestrians and cyclists to bus services, schools and shops had not been satisfactorily defined
- (ii) The construction of a bridge over the railway for pedestrian/cyclist use was welcomed but there was the need to emphasise that the use of Penfold Lane (Footpath No. 2159) in any plan was not suitable. The Lane was in a very poor state of repair, insecure with no surveillance or lighting, generally unfit for purpose and, most certainly hazardous for the type of use that would prevail once the bridge was constructed. Maintenance was almost non-existent as the Highway Authority's (West Sussex County Council) responsibility was to purely ensure that it was kept clear for pedestrian access
- (iii) With public safety at the forefront of its mind, the Committee was particularly concerned that at most times of the year the Lane was used by a large number of vehicles, to access its Allotment Site at the northern end, on a daily basis. With no specifically determined pedestrian path along the Lane, it would be impossible to protect pedestrians from the hazards that would, most certainly, be experienced when using the Lane for the stated purposes
- (iv) The Committee believed that Penfold Lane should not, therefore, be considered suitable to be used as the pedestrian access route from the railway bridge to the schools, bus services and shops, until measures had been imposed for it to be brought up to the standard necessary to address all of the above concerns.

(b) R/43/21/HH - Single store attached garage to side - Iluka, 22 Broadmark Lane, Rustington

The Committee retrospectively AGREED to raise no objection to this application.

(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/45/21/HH - Single storey/rear extension, orangery to rear, single storey front extension to existing garage and installation of a carport - 33 Bushby Avenue, Rustington

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

(d) R/52/21/PL - New shop front. This site is in CIL Zone 4 (Zero Rated) as other development - 144-146 The Street, Rustington

The Committee AGREED to raise no objection to this application.

(e) R/57/21/HH - Single storey rear extension - 29 Windmill Drive, Rustington

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

(f) R/59/21/HH - Extension of existing main roof over existing ground floor. Conversion of loft space to create master bedroom. Construction of dormer to north roof slope - 9 Amberley Road, Rustington

The Committee AGREED to raise no objection to this application, subject to the dormer window on the north side being opaque and non-opening.

The Committee also AGREED a Neighbour Notification.

(g) R/31/21/HH - Single storey side extension, single storey rear extension and raising of garage roof to form first floor for storage - West Hayne, 19 Angmering Lane, East Preston

The Committee AGREED to raise no objection to this application, but expressed its concern that the Site Plan submitted for consideration was inaccurate and misleading, as an additional property had been constructed to the South of 19 Angmering Lane, within the original Site boundary, under Planning Application No. R/141/18/PL, and this was not shown.

It was AGREED that the above concern should be conveyed to the local Planning Authority, with a request that the Applicant should be advised accordingly, and any necessary action taken to rectify this inaccuracy.

The Committee also AGREED a Neighbour Notification.

(h) R/58/21/HH - Erection of single storey rear extension and front extension, following the demolition of existing conservatory and porch - St Denys, Wallace Road, Rustington

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

(i) R/60/21/HH - Single storey rear extension, internal and external alterations, and new detached garage - 51 Pigeonhouse Lane, Rustington

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

(j) R/50/21/HH - Knock down the wall between kitchen and lounge and fit RSJ steel beam if necessary. Replace existing kitchen window with new UPVC double glazed window and knock down brickwork under storage window to install UPVC double glazed french doors. Knock down bricked corner storage in the kitchen - 1 Northcourt Close, Rustington

The Committee AGREED to raise no objection to this application.

(k) R/67/21/HH - Two storey extension to rear of property - 57 Mill Lane, Rustington

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

(l) R/66/21/HH - Demolition of existing side lean-to extension and construction of single storey rear extension - 30 Harsfold Road, Rustington

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

(m) R/76/21/HH - Erection of single storey rear extension - 4 Preston Paddock, Rustington

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

(n) R/78/21/HH - Additional dormer to rear and change to pitched roof over rear dormers - Corner Cottage, 14 Central Avenue, Rustington

The Committee AGREED to raise no objection to this application, subject to the local Planning Authority ensuring that Condition No. 3 included with the approval of Planning Application No. R/49/20/HH, stating that 'The velux windows on the Western elevation shall be obscure glazed, and fixed to be non-opening below 1.7 metres from internal floor level, in perpetuity', was imposed in respect of the dormer windows that had been installed. It was assumed that the use of dormer windows had been agreed with the local Planning Authority instead of the stated velux windows. The Committee also agreed that the local Authority should insist that the aforementioned Condition should also apply to the dormers to the rear.

The Committee also AGREED a Neighbour Notification.

34/21

CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/61/21/CLP - Lawful development certificate for a proposed outbuilding ancillary to main dwelling - 33 Knightscroft Avenue, Rustington**

The Committee NOTED this information and AGREED a Neighbour Notification.

35/21

ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE

The Chairman reminded the Committee of the Appeals, which were still awaiting decisions, that had been included in the Reports of the above Committee for the Meeting held on Wednesday 31 March 2021, and the Meeting scheduled to be held on Wednesday 28 April 2021 as follows:-

- (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**
- (b) **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**

The Committee NOTED this information.

Chairman: Date: