

## **RUSTINGTON PARISH COUNCIL**

### **PLANNING ADVISORY GROUP**

**MINUTES:** of the (remote) Meeting held on 24 May 2021

**PRESENT:** Councillors J Ceiriog-Hughes, Mrs A Cooper, A Cooper, R Grevett (**Late Arrival**), Mrs S Partridge, J Street and P Warren

**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 Clerk 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. She said that the recording would be dispensed with as soon as the Minutes had been approved by the Council at its next full face to face Monthly Meeting.

The Clerk also reminded Members that the Advisory Group Meeting was being held in accordance with the decisions made at the Annual Meeting of the Council on 5 May 2021, relating to the Advisory Group's delegated Authority and the Temporary Scheme of Delegation.

The Clerk then advised the Advisory Group that the Chairman would manage the Meeting with clear instructions and requests to Members. She said that Members should indicate their desire to speak on any item, by clicking on the 'Raised Hand' icon or by placing a message in 'Chat' in Teams. This would ensure that anyone wishing to speak on an Agenda Item was given the opportunity to do so.

#### **36/21 ELECTION OF CHAIRMAN**

It was proposed and seconded that Councillor Warren be elected Chairman of the Advisory Group for the ensuing year.

The Advisory Group RESOLVED that Councillor Warren be elected Chairman of the Advisory Group for the ensuing year.

#### **37/21 ELECTION OF VICE-CHAIRMAN**

It was proposed and seconded that Councillor Street be elected Vice-Chairman of the Advisory Group for the ensuing year.

The Advisory Group RESOLVED that Councillor Street be elected Vice-Chairman of the Advisory Group for the ensuing year.

#### **38/21 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bennett (Work Commitment) and Tyler (Personal). These apologies were accepted by the Advisory Group.

#### **39/21 DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Mrs Cooper declared a personal interest in Minutes 43/21(b) and (j) (R/74/21/HH - Proposed remodelling of existing garage and car port - Seacroft, The Thatchway, Rustington and R/94/21/HH - Erection of side porch extension - 6 Meadway, Rustington, refer). She remained in the Meeting during consideration of these items and took part in the discussions and votes thereon.



- (c) The Clerk reported that she had previously circulated a notification received from the local Planning Authority, advising that prior approval in respect of the following application was not required:-

**R/51/21/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 8 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.5 metres and eaves height of 2.6 metres - 28 Ash Lane**

The Advisory Group NOTED this information.

#### **43/21 PLANNING APPLICATIONS**

The Chairman reminded the Advisory Group 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 8(b) refers). He also referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/55/21/T - To reduce height from approximately 13 metres to 10 metres and radial spread from 7 metres to 4 metres to 2 No. Sycamores - 8 The Oaks, Rustington**

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

*(Prior to consideration of the following item Councillors Mrs Cooper and Cooper had declared a personal interest, as the applicants were acquaintances)*

- (b) **R/74/21/HH - Proposed remodelling of existing garage and car port - Seacroft, The Thatchway, Rustington**

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

- (c) **R/86/21/HH - Erection of single storey rear extension and front porch with alterations to fenestration and openings following the demolition of existing rear conservatory and detached garage - 22 Ash Lane, Rustington**

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

**Councillor Grevett joined the Meeting at this juncture.**

- (d) **R/89/21/HH - Erection of a timber single storey granny annexe for ancillary use to the main dwelling - 74 The Martlets, Rustington**

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

- (i) The proposal for a timber single storey annexe, of some 7.3 metres in width and 6.5 metres in length, with the side wall being over half the length of the neighbouring property's garden, would most certainly represent an overbearing impact for the said property, namely No. 72 The Martlets
- (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 would be in conflict with Policy 2 of the Rustington Neighbourhood Plan (mass and overbearing impact).

The Advisory Group also AGREED a Neighbour Notification.

(e) **R/96/21/T - Fell 5 No. Cherry trees - Friars, 83 The Street, Rustington**

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

(f) **R/79/21/HH - Erection of single storey rear extension - 31 Broadmark Lane, Rustington**

The Advisory Group AGREED to raise no objection to this application.

(g) **R/85/21/HH - Erection of part single and part two storey rear and side extension, garage conversion and alterations to fenestration/openings following the demolition of existing rear conservatory - 9 Cove Road, Rustington**

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

(h) **R/95/21/T - Fell 1 No. Maple tree (T3). Crown reduction 2 No. Maple trees (T1 and T2) of approximately 1.5 metres - 2 metres back to previous points - Thurlstone House, 80 Old Manor Road, Rustington**

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

(i) **R/70/21/HH - Erection of single storey rear extension - 4 Broadmark Avenue, Rustington**

The Advisory Group 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)*

(j) **R/94/21/HH - Erection of side porch extension - 6 Meadway, Rustington**

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

(k) **R/106/21/HH - Erection of single storey rear extension and hip to gable loft conversion with 1 x side dormer - 26 Tennyson Avenue, Rustington**

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

**44/21 CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

(a) **R/91/21/CLP - Lawful development certificate for the proposed use of land for sitting a mobile home for use ancillary to the main dwelling - 74 The Martlets, Rustington**

The Advisory Group NOTED this information.

(b) **R/88/21/CLP - Lawful development certificate for a single storey side extension for storage use - 43 Mallon Dene, Rustington**

The Advisory Group NOTED this information and AGREED a Neighbour Notification.

The Chairman advised the Advisory Group that the following application was being dealt with by the West Sussex County Council:-

**WSSC/011/21 - Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscaping works - Ford Circular Technology Park, Ford Road, Ford**

He said that the next Meeting of the Planning Committee was scheduled to be held on 26 May 2021.

The Committee NOTED this information.

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