

RUSTINGTON PARISH COUNCIL

PLANNING ADVISORY GROUP

MINUTES: of the (remote) Meeting held on 7 June 2021

PRESENT: Councillors P Warren (Chairman), J Bennett, J Ceiriog-Hughes, Mrs A Cooper, J Street and G Tyler (**Late Arrival**)

In attendance: Councillor Ms M Revell, Mrs C Ward (Clerk of the Council), Mrs C Harris (Finance Manager/RFO) and Miss J Mason (Finance/Administrative Assistant)

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 full face-to-face Monthly Meeting.

The Chairman 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 Chairman then advised the Advisory Group that he would manage the Meeting with clear instructions and requests to Members. He 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.

46/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cooper (Other Associated Business), Grevett (Personal) and Mrs Partridge (Personal). These apologies were accepted by the Advisory Group.

47/21 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Bennett declared a personal interest in Minute 50/21(a) (R/108/21/PL - Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings - 117 Sea Lane, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion, but not in the vote thereon.

48/21 MINUTES

The Minutes of the Meeting held on 24 May 2021 were signed by the Chairman as a correct record.

49/21 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/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**
- 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**

- R/50/21/HH** - Window replacement and enlarging existing door opening to install French doors in the rear elevation - 1 Northcourt Close
- R/60/21/HH** - Single storey rear extension, internal and external alterations, and new detached garage - 51 Pigeonhouse Lane
- R/66/21/HH** - Demolition of existing side lean-to extension and construction of single storey rear extension - 30 Harsfold Road
- R/74/21/HH** - Proposed remodelling of existing garage and car port - Seacroft, The Thatchway
- R/76/21/HH** - Erection of single storey rear extension - 4 Preston Paddock
- R/78/21/HH** - Additional dormer to rear and change to pitched roof over rear dormers - Corner Cottage, 14 Central Avenue
- R/79/21/HH** - Erection of single storey rear extension - 31 Broadmark Lane

The Advisory Group 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/96/21/TC - Fell 5 No. Cherry trees - Friars, 83 The Street

The Advisory Group NOTED this information.

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

The Advisory Group NOTED this information.

- (d) 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 had been withdrawn:-

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

The Advisory Group NOTED this information.

Councillor Tyler joined the Meeting at this juncture.

50/21 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 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 item Councillor Bennett had declared a personal interest, as he was currently supporting local residents with their representations to the local Planning Authority in respect of this application)

Prior to consideration of the following application, the Chairman reminded the Advisory Group of the email representations received from a number of neighbouring residents, which had been previously circulated to all Members.

(a) R/108/21/PL - Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings - 117 Sea Lane, Rustington

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

- (i) The proposal to develop this site by the erection of 3 No. 3-bed town houses and 7 flats would present an extreme over-dominant appearance and would have a damaging impact, by reason of their height, shape and mass, on the residential amenities of surrounding properties and the appearance of the street scene (In conflict with Arun District Local Plan Policy DSP1)
- (ii) The proposal, which would be higher than that of the adjacent flats and No. 2 Shaftesbury Road, would present an over-bearing and unsympathetic appearance for the occupiers of these properties, in particular, which would result in a loss of privacy by reason of overlooking and would, most certainly, adversely affect the quiet enjoyment of the occupiers of the aforementioned properties
- (iii) The proposal to develop this site by the erection of an additional 10 units of accommodation would constitute an undesirable intensification of residential development, and would most certainly represent a severe, and particularly unwelcome, over-development of the site (In conflict with Arun District Local Plan Policy DDM1)
- (iv) The addition of 10 properties, in this vicinity, would place yet further pressure on an already over-loaded sewage and drainage system, which is evidenced by the recurring flooding problems in close proximity to the site during adverse weather conditions, to the detriment of its effectiveness and efficiency (In conflict with Arun District Local Plan Policy ECCSP1)
- (v) The proposal, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Shaftesbury Road and Sea Lane, very busy, narrow and regularly congested roads, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties
- (vi) The formation and use of new accesses to the public highway at this location would add to the hazards of highway users to an intolerable degree and, in the absence of major improvements to the highway infrastructure to cater for the increase in traffic generated by the proposal, traffic conditions on the existing road network, in close proximity to an already congested road junction, would be materially worsened
- (vii) The proposed development would attract additional standing vehicles on the already extremely congested Shaftesbury Road, which would, most certainly compromise access by emergency vehicles, and would add to the hazards of highway users at this point
- (viii) The proposal does not comply with the local Planning Authority's Parking Standards 2020, which suggests that two parking spaces should be considered for each of the town houses, separate spaces for the flats, with visitors' parking to the value of 20% of the number of residential units which would amount to two extra spaces. One dedicated space should also be provided for electric vehicle charging
- (ix) The proposal is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) on many counts
- (x) The design of the flats with a flat roof is totally out of keeping architecturally with all of the other properties in the immediate area which have pitched roofs

- (xi) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area
- (xii) The removal of the mature and healthy trees from the site, with only a very minimal replacement landscaping scheme of 'shrubs planting' proposed, would be detrimental to not only its aesthetic appearance, but also the street scene, and would most certainly have an adverse environmental impact overall.

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.

R/107/21/HH - Proposed new side gate access with new brick piers to property frontage - Springfield House, 5B Springfield Close, Rustington

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

R/111/21/HH - Two storey side (South) extension to replace the existing single storey extension and conservatory. Conversion of detached outbuilding to habitable accommodation ancillary to the main house - 1 Wallace Road, Rustington

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

R/114/21/T - Crown reduction of 1 No. Black Sugar Maple tree to height approximately 12 metres and spread approximately 6 metres - 6 Barwick Close, Rustington

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

The Advisory Group also AGREED a Neighbour Notification.

R/116/21/HH - Erection of single storey rear extension - 17 Mill Close, Rustington

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

R/112/21/HH - Erection of single storey side extension and loft conversion with 2 No. side dormers - 30 Chaucer Avenue, Rustington

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

R/113/21/PL - Construction of a single-storey upwards extension to provide an additional 4 No. residential units. This application affects the setting of a listed building and affects the character and appearance of the Rustington Conservation Area and is in CIL Zone 4 (Zero Rated) as flats - 66 The Street, Rustington

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

- (i) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing

vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the aforementioned hazards for road users at this location

- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely The Street, which is the main thoroughfare through the Village, in close proximity to its junction with Sea Lane. This would, most certainly, be detrimental to the safety and free-flow of traffic, and would further add to the risks for highway users to an unacceptable degree
- (iii) The proposal does not comply with the local Planning Authority's Parking Standards, which suggests that one space should be considered for each property, plus 20% for visitors which would amount to twelve spaces, when only six, unrealistic, spaces have been allocated
- (iv) The proposal would, therefore, most definitely increase the pressure for on-street parking, in an already extremely congested area, where any type of parking provision is almost non-existent (In conflict with Arun District Local Plan Policy TDM2)
- (v) The proposal for standing vehicles to be parked in an already busy service road, frequented by heavy duty goods vehicles servicing the adjacent retail units at all times of the day, would be detrimental to the safety and free-flow of traffic, and would further add to the risks for highway users to an unacceptable degree
- (vi) The proposal to develop this site by the erection of an additional 4 units of accommodation would constitute an undesirable intensification of residential development, and would most certainly represent a severe over-development of the site (In conflict with Arun District Local Plan Policy DDM1).

The Advisory Group also AGREED that the local Planning Authority should be asked to undertake a Highways Assessment in respect of this application.

The Advisory Group also AGREED a Neighbour Notification.

51/21 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE

The Chairman reported that the District Council had submitted a number of objections, to the following application, to 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

Councillor Bennet then advised the Group that, the District Council had also agreed that should the County Council approve the application, it would be appealing against its decision and requesting that the Secretary of State be consulted in the matter.

The Advisory Group NOTED this information.

Chairman: **Date:**