

RUSTINGTON PARISH COUNCIL

PLANNING ADVISORY GROUP

MINUTES: of the (remote) Meeting held on 19 July 2021

PRESENT: Councillors P Warren (Chairman), J Ceiriog-Hughes, Mrs A Cooper, 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 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 (extended by the Council at its Meeting held on 28 June 2021).

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.

58/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Other Associated Business), Cooper (Other Associated Business) and Tyler (Holiday). These apologies were accepted by the Advisory Group.

59/21 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 62/21(c) and (h) (R/153/21/T - TG1 - Tree group of 3 No. Beech - 2 metres radial spread reduction, from 10 metres to 8 metres and height reduction by 2 metres, from 16 metres to 14 metres - 32 The Parkway, Rustington and R/162/21/HH - Conversion of existing conservatory to an orangery, alterations to fenestration/opening and external features - 40 Bushby Avenue, Rustington, refer). She remained in the Meeting during consideration of these items and took part in the discussions and votes thereon.

Councillor Mrs Partridge declared a prejudicial and pecuniary interest in Minute 62/21(m) (R/176/21/PL - Erection of outbuilding for use as a home salon. This site is in CIL Zone 4 (Zero Rated) as other development - 58 Dinsdale Gardens, Rustington, refers). She remained in the Meeting during consideration of this item and took no part in the discussion and vote thereon.

60/21 MINUTES

The Minutes of the Meeting held on 29 June 2021 were signed by the Chairman as a correct record.

61/21 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/106/21/HH - Erection of single storey rear extension and hip to gable loft conversion with 1 x side dormer - 26 Tennyson Avenue**
- 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**
- R/112/21/HH - Erection of loft conversion with 2 x side dormers - 30 Chaucer Avenue**
- R/116/21/HH - Erection of single storey rear extension - 17 Mill Close**
- R/122/21/PL - Replace existing white PVCu windows with similar - 67 The Martlets**
- R/124/21/HH - Detached outbuilding ancillary to main dwelling - 45 Mallon Dene**
- R/129/21/HH - Erection of single storey front infill and porch extension, side extension and garage conversion - 58 Holmes Lane**
- R/130/21/HH - Erection of single storey rear extension and garage conversion - 12 Albert Road**

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 had been refused:-**

R/126/21/HH - Installation of car port - 19 Botany Close

The Advisory Group NOTED this information.

62/21 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.

- (a) R/145/21/PL - Variation of condition 5 following R/20/12/ relating to change from 16 to 22 children - 1 Artex Avenue, Rustington**

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

- (b) R/152/21/T - T1. Oak - Reduce radial crown spread on Northern aspect from 9 metres to 7 metres, Eastern aspect from 11.5 metres to 9.5 metres, Western aspect from 9.5 metres to 7.5 metres. T2. Oak - Reduce radial crown spread on Southern aspect only by 3 metres, from 7 metres to 4 metres. And other various works - The Manor House, 48 The Street, 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 Councillor Mrs Cooper had declared a personal interest, as a Member of the Sea Estate Residents' Association)

- (c) R/153/21/T - TG1 - Tree group of 3 No. Beech - 2 metres radial spread reduction, from 10 metres to 8 metres and height reduction by 2 metres, from 16 metres to 14 metres - 32 The Parkway, Rustington**

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

- (d) **R/146/21/PL - External placement of tables and chairs to be used in conjunction with the existing use of the building. This application may affect the setting of listed buildings, may affect the character and appearance of the Rustington Conservation Area and is in CIL Zone 4 (Zero Rated) as other development - 106 The Street, Rustington**

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

- (e) **R/147/21/PL - Two secure cycle stores to south side of existing garage block, 2 metres timber fence and soft landscaping around the perimeter. This site is in CIL Zone 4 (Zero Rated) as other development - Land to the South of garage compound, Sutherland Close, Rustington**

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

- (f) **R/150/21/HH - Erection of side/rear extension following the demolition of existing rear extension - 7 Milton Close, Rustington**

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

- (g) **R/156/21/HH - Single storey rear extension and addition of side windows and rooflights including demolition of existing conservatory - 37 Broadmark Lane, Rustington**

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

(Prior to consideration of the following item Councillor Mrs Cooper had declared a personal interest, as a Member of the Sea Estate Residents' Association)

- (h) **R/162/21/HH - Conversion of existing conservatory to an orangery, alterations to fenestration/opening and external features - 40 Bushby Avenue, Rustington**

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

- (i) **R/164/21/HH - Erection of a side extension, new garden shed and home office in front garden - 51 Broadmark Lane, Rustington**

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

- (j) **R/168/21/T - 1 No. Holm Oak tree re-pollard to previous points. 1 No. Beech tree - crown lift to 3 metres and reduce northern side of canopy by 1 metre to leave 4 metres - Various locations within Cudlow Garden, Rustington**

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

- (k) **R/171/21/HH - Erection of a gazebo and hip to gable loft conversion including a change of boundary treatment - 2 Windmill Drive, Rustington**

Following detailed consideration, the Advisory Group AGREED to object to this application on the following grounds:-

- (i) The proposal to erect a gazebo, in extremely close proximity to the boundary with the adjacent property Number 22 Orchard Gardens, with a maximum height of over 3 metres will, by reason of its height, present an over-bearing appearance, which would have a detrimental effect on the visual amenities and quiet enjoyment of the aforementioned property
- (ii) The proposal for this gazebo would, most definitely, be in conflict with the Arun District Council Planning Permissions - Outbuildings, which states that outbuildings should not be any higher than 2.5 metres to the eaves, if closer than 2 metres to the boundary.

The Advisory Group also AGREED a Neighbour Notification.

- (l) **R/172/21/CLE - Lawful development certificate for an existing use as full residential use - 12 Dinsdale Field Caravan Park, New Road, Rustington**

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

(Prior to consideration of the following item Councillor Mrs Partridge had declared a prejudicial and pecuniary interest, as the Applicant was a family member)

- (m) **R/176/21/PL - Erection of outbuilding for use as a home salon. This site is in CIL Zone 4 (Zero Rated) as other development - 58 Dinsdale Gardens, Rustington**

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

- (n) **A/129/21/PL - Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings - Rustington Golf Centre, Golfers Lane, Angmering**

Following a detailed discussion, during which the Clerk reported that an extension for comments to be submitted to the local Planning Authority until 27 August 2021 had been granted, the Advisory Group AGREED that, whilst it wished to object to this Application, a final decision in regard to the grounds for objection should be DEFERRED to the next Meeting.

It was further AGREED that, in the meantime, on a joint basis with Angmering Parish Council, advice should be sought from an independent Planning Consultant, to assist with both Councils deliberations in connection with the Application, with any costs being borne by both Councils.

63/21 CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/143/21/CLP - Lawful development certificate for a proposed single storey extension to the rear of the property, including new plumbing, central heating, replacement windows - 5 Hudson Drive, Rustington**

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

- (b) **R/149/21/CLP - Lawful development certificate for a proposed loft conversion - 43 Conbar Avenue, Rustington**

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

The Chairman reported that the next Meetings of the Planning Committee were scheduled to be held on Wednesday 21 July 2021 and Wednesday 28 July 2021, but there were no Rustington Applications being considered.

The Advisory Group NOTED this information.

Chairman: **Date:**