

RUSTINGTON PARISH COUNCIL

PLANNING ADVISORY GROUP

MINUTES: of the (remote) Meeting held on 17 August 2021

PRESENT: Councillors P Warren (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, 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.

65/21 APOLOGIES FOR ABSENCE

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

66/21 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

67/21 MINUTES

The Minutes of the Meeting held on 19 July 2021 were signed by the Chairman as a correct record.

68/21 MATTERS ARISING FROM THE MINUTES

(a) R/138/20/PL - Demolition of garage and construction of 1 No. 2-storey chalet dwelling (resubmission following R/182/18/PL) - 55 Milton Avenue, Rustington

The Clerk referred to Minute 49/20(b) and reported the receipt of a letter 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 Advisory Group NOTED this information.

- (b) **R/197/20/OUT - Outline application with some matters reserved for the demolition of existing dilapidated storage buildings and erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking and landscaping (resubmission following R/117/20/OUT) - Croft Works, 52 Mill Lane, Rustington**
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The Clerk referred to Minute 71/20(k) and reported the receipt of a letter 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 Advisory Group NOTED this information.

69/21 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/104/21/HH - Erection of single storey ground floor rear extension, single storey first floor side extension, garage conversion and installation of 1 x front dormer - Dolphin Cottage, 64 Sea Avenue**
- R/119/21/PL - Conversion of existing double garage into holiday let accommodation replacing the existing shed with a conservatory. This site is in CIL Zone 4 (Zero Rated) as other development - 26 Pigeonhouse Lane**
- R/121/21/HH - Erection of single storey rear extension and loft conversion with 1 x rear dormer - 47 Angmering Way**
- R/131/21/HH - Porch extension to front, addition of pitched roofs to existing front dormers, alterations to existing external finishes, extension to existing rear dormer and alterations to existing rear conservatories including new replacement roof with roof lanterns - 12 Meadway**
- 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**
- 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**
- 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**
- R/168/21/T - 1 No. Holm Oak tree re-pollard to previous points. 1 No. Beech tree - crown lift to 1.5 metres and reduce northern side of canopy by 1 metre to leave 4 metres - Various locations within Cudlow Garden**

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/137/21/TC - Reduction on North, South, East and West aspects of 1 No. Lebanese Cedar reducing longest branches by 0.5 metre - 1.5 metres to approximately 18.5 metres - 24.5 metres within the Rustington Conservation Area - 137 Old Manor Road**

The Advisory Group NOTED this information.

- (c) 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 was not required:-

R/142/21/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 4 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.8 metres and eaves height of 2.3 metres - Deynecourt, 9 Fosters Close

R/149/21/CLP - Lawful development certificate for a proposed loft conversion - 43 Conbar 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/150/21/HH - Erection of side/rear extension following the demolition of existing rear extension - 7 Milton Close

The Advisory Group NOTED this information.

70/21 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) **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**

The Chairman reminded the Advisory Group that, at its Meeting on 19 July 2021 (Minute 62/21(n) refers), it was AGREED to defer consideration of this item whilst, on a joint basis with Angmering Parish Council, advice was sought from an independent Planning Consultant, to assist with both Councils' deliberations in connection with the Application. He also advised that an extension for the Council's comments to be submitted to the local Planning Authority had been granted until 27 August 2021.

Following a brief discussion, during which the Clerk advised that a suggested response had now been produced by the independent Planning Consultant, the Advisory Group AGREED that the Chairman, Councillor Mrs Cooper and Councillor Bennett, should be AUTHORISED to prepare and submit the Council's objections to this Application, which would contain those objections suggested by the Planning Consultant, together with any additional traffic/transport/pedestrian accessibility concerns that were considered to be of merit.

The Clerk said that prior to submitting the Council's objections, she would email them out to all Members of the Advisory Group for informal approval. She said that the Advisory Group would then need to retrospectively approve the Council's response to this Application at its next Meeting.

(b) R/169/21/T - Fell 1 No. Horse Chestnut tree - 17 Walnut Avenue, 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.

(c) R/181/21/HH - Erection of single storey side/rear extension, hip to gable roof extension including external alterations, following the demolition of existing rear extension and conservatory and part demolition of detached garage - 12 Old Manor Road, Rustington

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

(d) R/177/21/T - Fell 1 No. Silver Birch tree in our neighbour's front garden. Replace the tree with a blossom tree - 19 Hamilton Drive, 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.

(e) R/192/21/L - Listed building consent for erection of single storey rear extension to create orangery and creation of en-suite on first floor following the demolition of existing outhouse - Hobbs Farmhouse, 36 Sea Lane, Rustington

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

(f) R/191/21/HH - Erection of single storey rear extension to create orangery and creation of en-suite on first floor following the demolition of existing outhouse. This application may affect the setting of a listed building - Hobbs Farmhouse, 36 Sea Lane, Rustington

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

(g) R/190/21/HH - Removal of existing conservatory and erection of single storey rear extension - 6 Dolphin Way, Rustington

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

(h) R/193/21/HH - Erection of single storey rear and side extension - Rustlings, 14 Wendy Ridge, Rustington

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

(i) R/196/21/HH - Single storey rear extension, alterations to existing first floor dormer windows. Changes to external roof and dormer materials - 23 Broadmark Avenue, Rustington

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

(j) R/188/21/HH - Erection of single storey rear extension following the demolition of existing sunroom - 54 Milton Avenue, Rustington

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

(k) R/202/21/T - Various works to various trees - Woodland adjacent to Foxes Close, Hamilton Drive, Summerlea Close and Hutchinson Close, Rustington

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

(l) R/201/21/T - Various works to various trees - Woodland adjacent to Cowdray Drive, Rustington

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

(m) 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 Advisory Group AGREED to raise no objection to this application, but AGREED that the Council's previous objections regarding connectivity to the Site, should be reiterated.

71/21 WEST SUSSEX COUNTY COUNCIL - TOWN & COUNTRY PLANNING ACT 1990 - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - APPLICATION MADE UNDER REGULATION 3 - WSCC/034/21 - THE CONTINUED SITING AND USE OF A TEMPORARY CLASSROOM AT GEORGIAN GARDENS COMMUNITY PRIMARY SCHOOL - GEORGIAN GARDENS COMMUNITY PRIMARY SCHOOL, GUILDFORD ROAD, RUSTINGTON

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

72/21 CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

(a) R/148/21/CLP - Lawful development certificate for the proposed minor changes to the layout of residential units as proposed in granted prior approval application (Reference: R/310/16/PD) to include 1 additional unit. Providing a total of 6 No. units in the scheme - 7 Sterling Parade, The Street, Rustington

The Advisory Group NOTED this information.

73/21 ARUN DISTRICT COUNCIL - ALLEGED UNAUTHORISED NON-COMPLIANCE WITH A/9/18/PL - CASTLE GATES CARAVAN SITE, NORWAY LANE/NORTH OF NEW ROAD A259, RUSTINGTON BYPASS

The Clerk reported that following the receipt of representations from members of the public regarding the alleged increased number of mobile homes/caravans that were on the Site and whether or not they had permission for a specific number only, an enquiry had been lodged with the local Planning Authority.

She said that an investigation was then undertaken by the local Planning Authority, into possible breaches of planning control, and the letter which had been previously circulated, received from the Senior Planning Officer, confirmed that the increased development constituted a breach of control under the Town and Country Planning Act 1990 (as amended), and planning permission was required.

The Advisory Group NOTED this information.

The Chairman reported that the next Meeting of the Planning Committee was scheduled to be held on Wednesday 8 September 2021.

The Advisory Group NOTED this information.

Chairman: **Date:**