

## RUSTINGTON PARISH COUNCIL

### PLANNING ADVISORY GROUP

**MINUTES:** of the (remote) Meeting held on 13 September 2021

**PRESENT:** Councillors P Warren (Chairman), J Bennett, J Ceiriog-Hughes, Mrs A Cooper and R Grevett

**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 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.

#### **75/21 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Cooper (Other Associated Business), Mrs Partridge (Unable to access Microsoft Teams - Faulty iPad), Street (Incapacitated) and Tyler (Personal). These apologies were accepted by the Advisory Group.

#### **76/21 DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Mrs Cooper declared a personal interest in Minute 80/21(b) (R/200/21/HH - Remove flat roof from garage. Form double pitched roof over garage - Gunters Mead, The Roundway, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **77/21 MINUTES**

The Minutes of the Meeting held on 17 August 2021 were signed by the Chairman as a correct record.

#### **78/21 MATTERS ARISING FROM THE MINUTES**

- (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**
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The Clerk referred to Minute 33/21(a) and reported the receipt of a notification from the local Planning Authority stating that this application was expected to have been determined by the Planning Committee on 8 September 2021.

The Advisory Group NOTED this information.

**79/21 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/145/21/PL - Variation of condition 5 following R/20/12/ relating to change from 16 to 22 children - 1 Artex Avenue, Rustington**
- R/156/21/HH - Single storey rear extension and addition of side windows and rooflights including demolition of existing conservatory - 37 Broadmark Lane**
- R/162/21/HH - Conversion of existing conservatory to an orangery, alterations to fenestration/opening and external features - 40 Bushby Avenue**
- R/164/21/HH - Erection of a side extension, new garden shed and home office in front garden - 51 Broadmark Lane**
- R/171/21/HH - Erection of a gazebo and hip to gable loft conversion including a change of boundary treatment - 2 Windmill Drive**
- 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**
- 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**

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 approved:-

- R/169/21/T - Fell 1 No. Horse Chestnut tree - 17 Walnut Avenue**

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 received no objection:-

- A/164/21/AG - Notification under the Town and Country Planning (General Permitted Development)(England) Order 2015 under Schedule 2, Part 6, Class B(d) to upgrade existing agricultural track, providing access to Roundstone Farm - Land South of Littlehampton Road, Angmering**

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 was not required:-

- 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**

The Advisory Group NOTED this information.

- (e) 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/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**

The Advisory Group NOTED this information.

## **80/21 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 Advisory Group AGREED retrospectively that the following objections should be made in respect of this application:-

- The site is outside of the Built-Up Area boundaries of Angmering and Rustington and, therefore, its development for dwellings would be contrary to Arun Local Plan Policy SD SP2 and the Angmering Neighbourhood Plan Policy HD3. The adverse impacts of this development would significantly and demonstrably outweigh the benefits, as set out below
- The development would result in the loss of an extensively used sports and leisure facility, the main users being school aged children, often with their parents and young adults; whilst at the same time adding more residents to the Parish of Angmering who would need such facilities. This would be contrary to Policy OSR DM1 of the Arun Local Plan
- The development would create a separate enclave of dwellings which would have no relationship with either Angmering or Rustington. The site is separated from Angmering by open farmland within the Angmering to Rustington/East Preston Gap and from Rustington by the A259, commercial development and the railway line. This is likely to result in new residents not feeling part of either community and being less likely to use services and facilities within them or contribute to community life. It would, therefore, be contrary to NPPF Paragraph 8 - Social Objective - to support strong, vibrant and healthy communities, and Paragraph 39 of the National Design Guide which seeks to foster a sense of belonging and contribute to “well-being, inclusion and community cohesion”
- The development would not be sustainable because of its severance from the nearest community of Rustington by the A259. The measures currently proposed to provide crossing points and other active travel opportunities are inadequate, will be viewed as dangerous by potential users due to the speed and volume of vehicles on the A259 and are unlikely to convince any future residents to use modes of transport other than the private car to access services and facilities including local schools. It would therefore be contrary to NPPF Paragraph 105 which says that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes”

- There is no genuine choice presented by the Developers, as all methods chosen to cross the A259 are flawed and do not serve the western end of the development, to all reasonable access to schools and services in Rustington Village
- It is considered that the only safe crossing point of the A259 would be a pedestrian footbridge, ideally linking up with Public Footpath No. 2160 at the western end of the site. This would, however, need considerable improvement and linkage to facilitate access to schools, but would be a more sustainable route in the long term due to the railway bridge, deemed necessary to be built from an existing Planning Application. Locating a crossing here would also take pressure off the already “peak times” dangerous congestion on the very narrow footways on the bridge over the railway in Mill Lane, specifically, with school aged children. It would also give a realistic choice for residents living at the western end of the site, who would have to walk nearly half a mile to the toucan crossing, and then walk another mile and a half to Summerlea or Rustington Community Primary Schools
- However, if no other crossing is introduced as a condition of any planning permission that might be granted, and the existing pedestrian crossing near Rustington Retail Park is the only such provision across the A259 in this vicinity, unacceptable traffic congestion would most definitely result on the A259 New Road, Mill Lane and Station Road. This would be unsustainable and limit reasonable transport modes for residents
- The development would result in a significant break in the continuous “green” corridor on the north side of the A259 between the Body Shop Roundabout, and Station Road, Angmering. This would substantially reduce the rural nature of the landscape in this area. In addition, the “stands” of substantial trees, mainly Monterey Pines, on this site and the adjoining Gap Between Settlements, also on this side of the A259, are a distinctive landscape feature seen across open space and that landmark view would be lost on this site. One of the reasons the local Planning Authority Officers gave for the refusal of a recent Application, A/100/21/T, to fell 12 of these Pines on the adjoining Gap was: “These high profile trees of significant landscape and visual amenity; whose value extends beyond their individual worth”. The report also refers to them as “an important landscape feature”. The loss of this green infrastructure and landscape features would be contrary to Policies GI SP1 and LAN DM1 of the Arun Local Plan
- The development would result in increased flooding in the area due to the amount of hard surfacing and buildings proposed which would reduce the current infiltration of water into the soil. It is noted that the District Council’s Drainage Engineer has lodged a holding objection due to the inadequacy of the information provided on drainage of surface water from the site. Allowing this development would therefore be contrary to NPPF paragraph 167 which says “When determining any planning applications, local Planning Authorities should ensure that flood risk is not increased elsewhere”
- The Mill Lane/A259 Roundabout was not included in the Parsons Brinkerhoff A259 Route Improvement Study of 2013, and two developments have been built since. The comments of West Sussex County Council Highways on the capacity of this roundabout take no account of the traffic congestion and tailbacks that currently occur at peak times.

Traffic often backs up to the B2187 roundabout junction and beyond. The majority of traffic coming from the Rustington area turns right towards Worthing and at peak times a very high proportion illegally use the inside lane for this turn, often failing to signal their intentions and thus creating a potentially dangerous situation. Numerous accidents and verbal altercations between motorists occur, and further traffic from this development can only worsen the situation, contrary to Policy T SP1 of the Arun Local Plan and TM1 of the Angmering Neighbourhood Plan

- It is clear that a common concern of the nearly 300 objectors to this proposal is the lack of doctors and dentists in the area. In addition to this development over 1000 additional houses in the north of Angmering are planned. Despite considerable S106 funding being available the NHS seem to be incapable of improving the situation and every new development leads to a further deterioration, contrary to Policy HWB SP1 of the Arun Local Plan and CLW4 of the Angmering Neighbourhood Plan.

If the applicant was to consider constructing a bridge across the A259 in the vicinity of Public Footpath No. 2160, as an accessible pedestrian route to Rustington Village Shopping Centre, Schools, Doctors, Health Care Providers and all other essential amenities, the Advisory Group would want to lodge the following concerns:-

- Public Footpath No. 2160 would need to have connectivity to Public Footpath No. 2159, which would require crucial extensive improvements as it is currently in an extremely poor state of repair. This footpath is used by motor vehicles to access an Allotment Site, the local Planning Authority would, therefore, be urged to ensure that the cost of any such enhancements were a condition of any permission granted
- The construction of a footbridge across the railway line would also be imperative in the interests of health and safety and would also need to be a strict condition of any permission granted. There have been a large number of fatalities on the railway line at this location in the past.

Other observations the Advisory Group would like to make are as follows:-

- The significant mitigation needed to make the proposed development acceptable would severely affect the allocations of CIL monies for Healthcare, Education and other statutory partners
- Whilst the developers have engaged with the affected Parish Councils by meeting with them, the Councils concerned believe that they were unwilling to give fair consideration to any of the suggested reasonable points made.

In closing, the Advisory Group would like to request that the local Planning Authority considers commissioning an independent Traffic Survey prior to making any decision in respect of this Application. This should be conducted during peak hours, within the School Term Time, and in close proximity to the Mill Lane Roundabout.

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

**(b) R/200/21/HH - Remove flat roof from garage. Form double pitched roof over garage - Gunters Mead, The Roundway, Rustington**

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

*Councillor Bennett joined the Meeting at this juncture.*

**(c) R/199/21/HH - Erection of single storey rear extension - 54 Chaucer Avenue, Rustington**

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

- (d) **R/203/21/PL - Demolition of existing community hall and ancillary building and redevelopment of the site to provide a new community hall with supporting functions and office accommodation within a new 1.5 and 2 storey building with associated car parking area and landscaping - Booker Hall, Station Road, Rustington**

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

- (e) **R/205/21/HH - Single storey porch extension and alterations to the external fenestrations - 8 Frobisher Way, Rustington**

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

- (f) **R/206/21/HH - Erection of front porch extension following demolition of existing front porch - 1 Ingram Close, Rustington**

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

- (g) **R/209/21/HH - Single storey side infill extension, single storey first floor rear extension, single storey front porch extension, rear flat roof extension and raising of garage roof to form first floor for storage - West Hayne, 19 Angmering Lane, East Preston**

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

- (h) **R/210/21/HH - Erection of single storey rear extension - Saxons, Hurst Road, Rustington**

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

- (i) **R/208/21/L - Listed building consent to replace 4 No. ground floor windows, a pair of glazed French doors and a part glazed external door in the northern modern extension to the original house - Herne Farm House, 2 Park Drive, Rustington**

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

- (j) **R/216/21/HH - Single storey rear extension and part conversion of garage to habitable use - 22 Windsor Drive, Rustington**

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

- (k) **R/217/21/PL - Change of use from C1 guest house with C3 ancillary residential use to C3 residential use with C1 ancillary guest accommodation, replacement of existing conservatory with a single storey rear extension, replacement front entrance porch and minor other external alternations. This site is in CIL Zone 4 and is CIL Liable as dwelling - Kenmore Guest House, Claiemar Road, Rustington**

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

- (1) **A/164/21/AG - Notification Under the Town and Country Planning (General Permitted Development)(England) order 2015 under schedule 2, part 6, Class B(d) to upgrade an existing agricultural track providing access to Roundstone Farm - Land South of Littlehampton Road, Angmering**

The Advisory Group AGREED retrospectively that the following comments/observations, made via email correspondence, should be made in respect of this application:-

*“On inspection today (24/08/21) by an APC Councillor, a Chartered Civil Engineer, this farm road seemed to be in a satisfactory condition for the farm traffic that currently use it. There seems to be absolutely no need to kerb and construct it to the standard proposed. It does seem that this could be an attempt to progress application A/168/21 for 76 houses on the site prior to determination. If ADC is minded to grant this application it should be conditional that the road’s present and future use should be restricted to farm vehicles only and on no account used by any other vehicles accessing the farm, for any purpose, from the A259 or the A280/A259 Roundabout.”*

**81/21 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/214/21/TC - Removal of 1 No. Cordyline Australis (Tree 1). Crown reduction of 1 No. Weeping Silver Birch (Tree 2) by 20% - The Cottage, 27 The Street, Rustington**

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

- (b) **R/219/21/TC - Fell 5 No. Leylandi trees within the Rustington Conservation area - Thurlstone House, 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, but AGREED a Neighbour Notification.

**82/21 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE**

The Chairman reminded the Advisory Group of the Recommendations that had been included in the Report of the above Committee held on Wednesday 8 September 2021, as follows:-

- (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 - Approve Conditionally**

The Advisory Group NOTED this information.

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