

## **RUSTINGTON PARISH COUNCIL**

### **PLANNING ADVISORY GROUP**

**MINUTES:** of the (remote) Meeting held on 17 January 2022

**PRESENT:** Councillors P Warren (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, R Grevett (via telephone link), Mrs S Partridge and J Street

**In attendance:** Councillor Mrs P Gregory, 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 those present that the Advisory Group Meeting was being held in accordance with the decision made at the Annual Meeting of the Council (Minute 135/21) and any recommendations would require approval by the Clerk of the Council in line with the re-adopted Temporary Scheme of Delegation, that had also been approved at the full Monthly Council (Advisory Group) Meeting on 27 September 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.

During the Public Question Time held prior to the Meeting, a representation was received from a member of the public in respect of Planning Application No. R/291/21/PL - Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (use Class C3). This application is in CIL Zone 4 (zero rated) as apartments - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington (Minute 5/22(a) refers).

#### **1/22 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bennett (Work Commitment) and Tyler (Unable to access Microsoft Teams - Technical Issues). These apologies were accepted by the Advisory Group.

#### **2/22 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **3/22 MINUTES**

The Minutes of the Meeting held on 20 December 2021 were signed by the Chairman as a correct record.

#### **4/22 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/259/21/HH** - Erection of single storey side/rear extension with skylight, ballast weighted solar PV panels at 10 degree pitch and replace existing front door with window, following the completion of new rear extension - 7 Milton Close
- R/263/21/T** - Various works to various trees - Various locations throughout Sea Estate
- R/270/21/HH** - Erection of single storey front/side extension - 37 Kirdford Close
- R/277/21/T** - Various works to various trees - 70-72 The Street
- R/279/21/HH** - Erection of single storey rear extension, partial conversion of garage to habitable use, extend front porch with pitched roof, new pitched roof over existing front flat roof. Alterations to fenestration/openings, render to elevations and new roof covering - Spindrift, The Roundway
- R/281/21/HH** - Alterations to existing dormer and garage including extension to front of garage - 15 Ruston Park

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/289/21/TC** - 6 No. Beech trees (TG1) - Height reduction by 4 metres, from 15 metres to 11 metres. 1 No. Ash tree (T2) - 1 metre height reduction from 14 metres to 13 metres and 1 metre radial reduction from 6 metres to 5 metres back to previous reduction points to maintain tree near Angmering Lane; 1 No. Pear tree (T3) - Removal of deadwood only; 1 No. Robinia tree (T4) - Removal of deadwood for health of tree on verge and 1 No. Ilex Oak tree (T5) - Height reduction by 2 metres, from 10 metres to 8 metres and radial spread reduction from 5 metres to 3 metres within the Station Road, East Preston Conservation Area - Manor Cottage, Station Road

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/278/21/CLP** - Lawful development certificate for the proposed removal of existing rear projection and conservatory and erection of a single storey flat roof extension to full width of rear elevation - Rossida, Stonefields

The Advisory Group NOTED this information.

**5/22**                    **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 application, the Chairman reminded the Advisory Group of the representation received during the Public Question Time*

**(a) R/291/21/PL - Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (use Class C3). This application is in CIL Zone 4 (Zero Rated) as apartments - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington**

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

- (i) The proposal to develop this site by the erection of a part two-storey and part three-storey building containing 10 units of accommodation 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 and Arun District Design Guide SPD - R.01 Apartment Buildings - Building Height & Massing)
- (ii) The proposal, which would be higher than that of all of the adjacent properties and 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, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Broadmark Lane, a very busy and regularly congested road, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties
- (iv) The proposed development would attract additional standing vehicles on the already extremely congested Broadmark Lane, which would, most certainly add to the hazards of highway users at this point
- (v) Whilst it is noted that the existing parking area in front of the site is to be used for six parking bays, this would most certainly result in an escalation in the movement of vehicles on to and off of the public highway, in this already congested and hazardous road, which would be detrimental to road users and pedestrians alike. It is appreciated that the Rustington Manor Hotel used this same principle, but it was originally permitted when traffic levels were much lower and, also, the use was for hotel visitors which was very much on an ad hoc basis, as opposed to the now proposed residential use
- (vi) The proposal does not take into account the West Sussex County Council's approved, and soon to be implemented, Traffic Regulation Order, which will already create a loss of residential on road parking. As the surrounding roads are predominantly private roads, they will be unable to absorb this overflow. This will result in an incremental loss of amenity of residential parking
- (vii) The proposal does not comply with the local Planning Authority's Parking Standards 2020, which suggests that for this development there should be 15 bays with additional visitor parking to the value of 20% of the number of residential units which would amount to three extra spaces
- (viii) The proposal, for a modern style of building is, although attractive, completely out of character within the group of buildings in this vicinity, and is, therefore, in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) on many counts and the Arun District Design Guide SPD - J.04 Building Frontages & Facades
- (ix) Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an un-neighbourly form of development which would be prejudicial to the existing character, amenities and environment of the locality

- (x) The Advisory Group was disappointed at the lack of consultation for this development. The number and size of units took no account of local need and indeed any affordable housing.

Finally, the Advisory Group was also particularly concerned that the construction of 10 residential units at this location would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

**(b) R/294/21/HH - Single storey rear extension and conversion of roof space to habitable use to include a rear dormer - 8 Botany Close, Rustington**

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

- (i) The proposal would result in a severe loss of privacy for the occupier of No. 8a Botany Close, by reason of overlooking to an unacceptable degree. This would most certainly adversely affect the peaceful enjoyment and amenities of the occupier of the aforementioned property.

The Advisory Group also AGREED a Neighbour Notification.

**6/22 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

**(a) R/295/21/CLP - Lawful development certificate for a proposed loft conversion with rear dormer and partial hip to gable roof extensions - 5 Dolphin Way, Rustington**

The Advisory Group NOTED this application, but AGREED a Neighbour Notification.

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