

## RUSTINGTON PARISH COUNCIL

### PLANNING ADVISORY GROUP

**MINUTES:** of the (remote) Meeting held on 31 January 2022

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

**In attendance:** Mrs C Harris (Finance Manager/RFO) (Meeting Clerk)

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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.

#### **7/22 APOLOGIES FOR ABSENCE**

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

#### **8/22 DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Mrs Partridge declared a personal interest in Minutes 11/22(b) (R/298/21/PL - Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (zero rated) as other development - Land at Rustington Retail Park, New Road, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion, but not in the vote thereon.

#### **9/22 MINUTES**

The Minutes of the Meeting held on 17 January 2022 were signed by the Chairman as a correct record.

#### **10/22 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/282/21/PL - Variation of condition imposed under R/25/21/HH relating to condition 2-plans condition. This is a Householder Application - 34 The Crescent**

**R/287/21/PL - Variation of condition imposed under R/7/21/HH relating to conditions 2-approved plans and 4-approved materials and finishes. This is a Householder Application - Waverley House, Waverley Road**

The Advisory Group NOTED this information.

**11/22 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.

- (a) **R/299/21/PL - New secure cycle store to South of existing garage block and 1 metre timber fence around the perimeter boundary (resubmission following previously approved R/147/21/PL). This application is in CIL Zone 4 (zero rated) as other development - Land to South of Garage Compound, Sutherland Close, 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 personal interest, as she lived in close proximity to this application)*

- (b) **R/298/21/PL - Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (zero rated) as other development - Land at Rustington Retail Park, New Road, Rustington**

The Advisory Group AGREED to object to this application on the following grounds:-

- (i) The proposed Start and End Times of 06:00 hours to 01:00 hours would, most certainly, adversely affect the amenities and quiet enjoyment of the occupiers of those properties in Burmill Mews, Darlington Court, Angmering Way and Dinsdale Field, and are incompatible with the car park closing hours, which are between 20:00 hours and 07:00 hours daily, to prevent antisocial behaviour.

The Advisory Group AGREED that the local Planning Authority should, for the above reason, be urged to set the hours of operation to 07:00 hours to 22:00 hours, with the car park opening hours being extended for this period of time.

The Advisory Group also AGREED that it supported the recommendations described in paragraphs three and four of the West Sussex County Council Consultation in respect of vehicular movements within the Retail Park.

- (c) **R/305/21/HH - Conversion of roofspace to habitable use - 119 Old Manor Road, Rustington**

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

- (d) **R/3/22/T - 1 No. Ilex Oak (T1) - Height reduction from 9 metres to 4.5 metres and removal of Easterly leaning bough - 7 The Oaks, Rustington**

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

- (e) **R/4/22/DOC - Approval of details reserved by condition imposed under reference R/305/18/L relating to Condition No. 3 - materials and finishes - joinery details (including details of the sealed glazed units) - Elm Cottage, 30 The Street, Rustington**

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

- (f) **R/6/22/HH - Erection of single storey rear extension - 6 Waverley Road, Rustington**

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

- (g) **R/10/22/HH - Single storey porch extension and alterations to the external fenestration - 8 Frobisher Way, Rustington**

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

- (h) **R/11/22/HH - Single Storey rear extension - 16 Jubilee Avenue, Rustington**

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

**12/22      BARNHAM & EASTERGATE PARISH COUNCIL - PLANNING POLICY  
STATEMENT IN RELATION TO FUTURE PLANNING**

The Advisory Group NOTED an email received from the Assistant Clerk (Planning), Barnham & Eastergate Parish Council, together with associated documentation, in connection with the local planning framework.

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