

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 11 April 2022

PRESENT: Councillors J Street (Chairman), J Ceiriog-Hughes and Mrs S Partridge

In attendance: Mrs C Ward (Clerk of the Council) and Mrs C Harris (Finance Manager/RFO)

29/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Holiday), Mrs Cooper (Personal Commitment), Cooper (Personal Commitment), Grevett (Indisposition), Tyler (Personal) and Warren (previously approved Leave of Absence). These apologies were accepted by the Committee.

30/22 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

31/22 MINUTES

The Minutes of the Meeting held on 21 March 2022 were signed by the Chairman as a correct record.

32/22 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/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**
- R/18/22/HH - Erection of single storey side extension, single storey rear extension and alterations to garage roof - 7 Evelyn Avenue**

The Committee NOTED this information.

33/22 PLANNING APPLICATIONS

The Clerk reminded the Committee that Councillor Warren's 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). She also referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

(a) **R/54/22/PL - Variation of condition following R/139/17/HH relating to Condition No. 2 - approved plans - 19 Botany Close, Rustington**

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

- (b) **R/51/22/HH - Two storey side extension, single storey rear extension and extend existing dormers, following demolition of existing detached garage. This application may affect the setting of a listed building - 40 Cudlow Avenue, Rustington**

Following detailed consideration, the Committee AGREED to object to this application as follows:-

- (i) The proposal, by reason of its mass, would represent an over-development of the site, which would be overbearing for the occupiers of the neighbouring property, namely No. 38 Cudlow Avenue, and would most certainly adversely affect their visual amenities and quiet enjoyment.

The Committee also AGREED a Neighbour Notification.

- (c) **R/60/22/PL - Extension and remodelling of existing public house to form hotel with 20 No. bedrooms and associated parking and landscaping. This site is in CIL Zone 4 (zero rated) as other development - The Windmill Inn, Mill Lane, Rustington**

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

- (d) **R/31/22/HH - Single storey side/rear extension. Replacement roof with rooms in new roof space, 3 No. front dormers and 1 No. rear dormer. Demolition of existing front porch and rear conservatories - 15 Broadmark Way, Rustington**

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

- (e) **R/52/22/HH - Single storey extension to the rear of existing mid-terraced property (including party wall with adjacent property to the east 31 Seafield Road) - 29 Seafield Road, Rustington**

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

- (f) **R/55/22/HH - Erection of 2 No. garden buildings for use as a gym and a store/entertainment room - Chaucer House, 7 Cross Road, Rustington**

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

- (g) **A/45/22/PL - Erection of 167 No. new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). 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 the closing date for comments to be submitted to the local Planning Authority was 30 April 2022, the Committee AGREED that, whilst it wished to object to this Application, on similar grounds to those lodged for A/129/21/PL, a final decision in regard to the grounds for objection should be DEFERRED to the next Meeting.

The Committee further AGREED that Councillors Mrs Cooper and Warren, together with the Clerk and Mrs Harris, should be AUTHORISED to further research all of the documentation submitted by the Applicant and prepare detailed suggested objections to this Application, for consideration and anticipated approval at the aforementioned Meeting on 25 April 2022.

- (h) **R/32/22/HH - Single storey ground floor side extension. Conversion of garage to habitable use as an annexe to include a single storey extension - 30 The Parkway, Rustington**

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

- (i) **R/40/22/T - T1 - Holm Oak - Crown reduction to leave height 20 metres and spread 17 metres and crown lift to 6 metres - Communal area adjacent to Woodlands Avenue, Rustington**

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

- (j) **R/57/22/HH - Erection of single storey rear extension, installation of front porch, part garage conversion to habitable use and alterations to fenestration - 30 Hawke Close, Rustington**

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

- (k) **R/61/22/HH - Single storey rear extension - Rustlings, 14 Wendy Ridge, Rustington**

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

34/22 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/49/22/CLP - Lawful development certificate for proposed raise hip to gable and create rear dormer and provide 3 No. rooflights to front elevation - 49 Conbar Avenue, Rustington**

The Committee NOTED this application, but AGREED a Neighbour Notification.

- (b) **R/62/22/CLP - Lawful development certificate for the proposed construction of single storey, brick-built side extension under a flat roof to form a garden store. Maximum height above adjacent ground to be 2.5 metres within 2 metres of the boundary. Rainwater drainage to be retained within property boundary and directed to be to existing rainwater drainage system - 34 The Crescent, Rustington**

The Committee NOTED this application, but AGREED a Neighbour Notification.

- (c) **R/63/22/CLP - Lawful development certificate for a proposed loft conversion including dormer extension to the rear of the property - 31 Broadmark Lane, Rustington**

The Committee NOTED this application, but AGREED a Neighbour Notification.

- (d) **R/66/22/CLP - Lawful development certificate for proposed new electronically operated access gate - West End of Knightcroft Avenue, Rustington**

The Committee NOTED this application.

Chairman: Date: