

**RUSTINGTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES:** of the Meeting held on 13 June 2022

**PRESENT:** Councillors J Bennett (Chairman), J Ceiriog-Hughes, A Cooper, R Grevett,  
Mrs S Partridge and G Tyler

---

**49/22      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs Cooper (Other Associated Business), Ms Revell (Personal) and Warren (previously approved Leave of Absence). These apologies were accepted by the Committee.

**50/22      DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

**51/22      MINUTES**

The Minutes of the Meeting held on 23 May 2022 were signed by the Chairman as a correct record.

**52/22      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/64/22/HH      - Erection of single storey rear extension, first floor side extension and new lean to roof to front elevation following removal of existing side balcony - 36 Frobisher Way**
- R/67/22/HH      - Erection of single storey side/rear extension following demolition of existing conservatory - 2 The Oaks**
- R/73/22/HH      - Erection of single storey rear extension - 22 Hide Gardens**
- R/75/22/HH      - Removal of the existing conservatory and replacement with a two storey rear extension, plus a front infill extension and an increased ridge height with a new dormer to the East of the property - 10 Acre Close**
- R/77/22/HH      - Two storey side extension - 19 Sea Avenue**
- R/81/22/HH      - Single storey side extension. (This application may affect the character and appearance of the Rustington Conservation Area) - 55 The Street**

The Committee NOTED this information.

(b) 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/63/22/CLP      - Lawful development certificate for a proposed loft conversion including dormer extension to the rear of the property - 31 Broadmark Lane**
- R/66/22/CLP      - Lawful development certificate for proposed new electronically operated access gate - West end of Knightscroft Avenue**

The Committee 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 required:-

**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**

The Committee NOTED this information.

## **53/22 PLANNING APPLICATIONS**

The Chairman 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). The Clerk then referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/103/22/CLE - Lawful development certificate for an existing rear extension to bungalow - 24 Shirley Close, Rustington**

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

- (b) **R/108/22/HH - Erection of single storey rear extension - 62 Milton Avenue, Rustington**

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

- (c) **R/110/22/PL - Variation of condition following R/132/21/NMA relating to approved plans (Conditions(s) Drawing No. 203108/03, Rev A Proposed Floor Plans; Drawing No. 203108/04 Rev A, Proposed Elevations) for change of materials and increase in the proposed projection to the rear of 1506 millimetres - 51 Pigeonhouse Lane, Rustington**

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

- (d) **R/111/22/HH - Single storey extension to side garage including new pitched roof and installation of an air source heat pump - 35 Hawke Close, Rustington**

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

- (e) **R/113/22/HH - Erection of single storey side extension - 10 Andrew Close, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/116/22/HH - Erection of single storey side and rear extension including front porch extension and a raised ridge height to incorporate additional space at first floor - 41 Cove Road, Rustington**

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

**54/22 TOWN AND COUNTRY PLANNING ACT 1990 - NOTICE OF APPEAL - 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 Clerk referred to Minute 80/21(a) and reported the receipt of an email 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 a public inquiry.

She said that Councillor Warren had commented as follows in respect of the notification received:-

*I note that this appeal will be considered via Public Inquiry. Organisations such as us are being asked whether we wish to apply for Rule 6 Status which would enable evidence against being presented on a formal basis. As Angmering are the lead Parish Council should we ask them what action they intend taking as they produced a very detailed objection and the points raised in our written input were generally along the same lines.*

She then advised that she had relayed these sentiments to the Clerk of Angmering Parish Council who had advised that her Council was currently trying to engage a Planning Consultant with the aim of discussing this, together with a number of other Appeals that were going through, as Rule 6 Status would be quite time consuming.

Following a brief discussion, the Committee AGREED that a further response should be awaited from the Angmering Parish Council, but that should it decide to apply for Rule 6 Status in respect of the above-mentioned Appeal, the Council would support it, either by submitting a representation in writing or, if requested, by attending the Inquiry and presenting its own objections formally.

**55/22            R/90/22/HH - SINGLE STOREY SIDE GARAGE EXTENSION, FRONT PORCH EXTENSION, HIP TO GABLE LOFT CONVERSION INCLUDING THE INSTALLATION OF FRONT DORMERS AND ROOFLIGHTS AND ALTERATIONS TO FENESTRATION/OPENINGS - KINGFISHERS, 10 FOSTERS CLOSE, RUSTINGTON**

---

The Chairman referred to Minute 46/22(c) and advised that following the receipt of a number of representations from the occupiers of neighbouring properties to the above application, he had visited some of the residents on Sunday 5 June 2022.

He said that the representations received mostly consisted of expressions of concern that the Council had raised no objection to this application.

The Clerk said that the aforementioned representations had all been received after the local Planning Authority's 'Closing Date for Comments'.

The Chairman said that, in his capacity as a District Councillor for Rustington, he had approached the Planning Officer dealing with the Application, and had also spoken to one of the District Councillors for East Preston who covered this part of Rustington, to discuss the concerns raised. He said that Officers were going to look at the Application in detail and would keep him informed.

The Committee NOTED this information.

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