

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 15 August 2022

PRESENT: Councillors J Ceiriog-Hughes (In the Chair), Mrs A Cooper, A Cooper, R Grevett and M Revell

In attendance: Councillors Mrs C Broomfield, M Broomfield and D Rogers

71/22 CHAIRMAN OF THE MEETING

In the absence of Councillor Bennett, Chairman of the Committee, Councillor Ceiriog-Hughes, Vice-Chairman, Chaired the Meeting.

72/22 APOLOGIES FOR ABSENCE

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

73/22 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Cooper declared a personal interest in Minute 75/22(a) and (b) (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 and Town and Country Planning Act 1990 - Notice of Appeal - 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, refer). He remained in the Meeting during consideration of these items and took part in the discussions thereon.

Councillor Mrs Cooper declared a personal interest in Minute 77/22(e) (R/168/22/HH - Single storey side extensions, detached double garage with room above and conversion of garage to habitable use, following demolition of existing shed - Roundway House, The Roundway, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

Councillor Cooper declared a personal interest in Minute 77/22(e) (R/168/22/HH - Single storey side extensions, detached double garage with room above and conversion of garage to habitable use, following demolition of existing shed - Roundway House, The Roundway, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

74/22 MINUTES

The Minutes of the Meeting held on 18 July 2022 were signed by the Chairman as a correct record.

(Prior to consideration of the following items, 75/22(a) and (b) refer, Councillor Cooper had declared a personal interest, in his capacity as an Arun District Councillor for Angmering)

- (a) **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**
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The Clerk referred to Minute 67/22(a) and advised the Committee that an Inquiry into the Appeal would now be being held in the Millennium Chamber at Littlehampton Town Council on 6 September 2022, for a period of eight days, by an Inspector appointed by the Department for Levelling Up, Housing and Communities

She confirmed that Councillor Bennett and/or Councillor Mrs Cooper would be attending the Inquiry to present the Council's objections in respect of this application.

The Committee NOTED this information.

- (b) **Town and Country Planning Act 1990 - Notice of Appeal - 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**
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The Clerk referred to Minute 67/22(a) and advised the Committee that an Inquiry into the Appeal would also be being held in the Millennium Chamber at Littlehampton Town Council on 6 September 2022, for a period of eight days, by an Inspector appointed by the Department for Levelling Up, Housing and Communities.

She confirmed that Councillor Bennett and/or Councillor Mrs Cooper would be attending the Inquiry to present the Council's objections in respect of this application.

The Committee NOTED this information.

- (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**
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The Clerk referred to Minute 33/22(c) and reported the receipt of a notification from the local Planning Authority stating that this application was expected to be determined by the Planning Committee on 24 August 2022.

The Clerk reminded the Committee that no objections had been previously registered with the local Planning Authority in respect of this application.

The Committee NOTED this information.

- (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/113/22/HH - Erection of single storey side extension - 10 Andrew Close**
- 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**
- R/122/22/HH - Single storey side and rear extension and hip to gable loft conversion including the installation of 1 No. rear dormer following the demolition of existing garage - Berrow, Milton Avenue**
- R/129/22/HH - Single storey rear extension and remodelled porch - 18 Shirley Close**
- R/132/22/PL - Variation of condition following R/209/21/HH relating to Condition No. 2 - approved plans - West Hayne, 19 Angmering Lane, East Preston**
- R/134/22/HH - Erection of single storey front, rear and side extensions and replacement roof with rooms in new roof space, including the installation of 2 No. front and 1 No. rear dormers and rooflights, following the demolition of existing front porch and rear conservatories - 15 Broadmark Way**
- R/142/22/HH - Erection of part two storey, part single storey side extension including installation of 2 No. front dormers and rear dormer extension, single storey side/rear extension following the demolition of existing single storey side/rear, other side and rear porch extension - 8 Broadmark Avenue**
- R/144/22/HH - Single storey front porch extension - 16 Tasman Close**

The Committee 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/143/22/TC - 2 No. Lime trees (T1 and T2) - Pollard back to previous points - Lime Tree Cottage, 43 The Street**

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 had been withdrawn:-

- R/130/22/CLP - Lawful development certificate for a proposed single storey rear extension - 21 Harsfold Road**

The Committee NOTED this information.

77/22 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/154/22/HH - Single storey rear extension and conversion of garage to utility including raising roof level - 30 Tasman Close, Rustington**

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

- (b) **R/155/22/PL - Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement and associated infrastructure (resubmission following R/298/21/PL). This application is in CIL Zone 4 (zero rated) as other development - Land at Rustington Retail Park, New Road, Rustington**
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The Committee AGREED to raise no objection to this application, subject to the previously agreed hours of operation, namely 07:00 hours to 22:00 hours, not being extended in any way.

- (c) **R/146/22/PL - Variation of condition following R/270/16/HH relating to Condition No 2 - approved plans - Knowle, Hurst Road, East Preston**
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The Committee AGREED to raise no objection to this application.

- (d) **R/148/22/PL - Demolition of existing garage, resurfacing of site to provide 7 parking bays, erection of bin store and bike shelter and installation of lighting bollards. This application is CIL Zone 4 (zero rated) as other development - 57-59 Princess Marina House, Seafield Road, Rustington**
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The Committee AGREED to raise no objection to this application.

(Prior to consideration of the following item Councillors Mrs Cooper and Cooper had declared a personal interest, as Members of the Sea Estate Residents' Association)

- (e) **R/168/22/HH - Single storey side extensions, detached double garage with room above and conversion of garage to habitable use, following demolition of existing shed - Roundway House, The Roundway, Rustington**
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The Committee AGREED to raise no objection to this application, subject to the detached double garage with hobby room above, constituting an integral part of the existing property only, and not being used for separate independent living or as an additional dwelling on the site at any time in the future.

The Committee also AGREED a Neighbour Notification.

- 78/22 FG/124/22/PL - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 70 NO. DWELLINGS WITH ASSOCIATED WORKS (SITE RELOCATION TO CLAPHAM). THIS APPLICATION AFFECTS A PUBLIC RIGHT OF WAY, IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 3 (CIL LIABLE) AS NEW DWELLINGS - LANSLOWNE NURSERY, THE BARN, LITTLEHAMPTON ROAD, FERRING**
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The Clerk referred to an email received from Councillor Stephen Abbott, Ferring Parish Council, in connection with the Application lodged with the local Planning Authority for the proposed erection of 70 No. dwellings on the currently commercially active nursery site, as follows:-

“The planning application for 70 houses on the Lansdowne Nursery site below Highdown Hill has just appeared on the Arun website (FG/124/22). It is for 70 dwellings on the currently commercially active nursery site (apparently the tenants who run the nursery are planning to relocate to a larger site north of Highdown).

It is clearly labelled as a departure from the Arun Local Plan, infringes the Angmering - Worthing Gap and is an isolated form of development separated from Ferring by the dual carriageway with no controlled crossing point. In that respect it is not dissimilar from the Rustington golf course site. The site is adjacent to the Highdown Vinyard. The vinyard owners are looking for a retirement windfall and have previously issued preliminary plans to develop for housing. If allowed, it will herald the end of the Angmering - Worthing Gap.

I trust you will consider this with your planning committees and support Ferring and the Protect our Gaps Campaign Group in opposing this unsuitable proposal.”

The Committee was concerned to NOTE this application and AGREED to support Ferring Parish Council and the Protect Our Gaps Campaign Group in opposing this application.

Chairman: **Date:**