

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 30 January 2023

PRESENT: Councillors J Bennett (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, R Grevett, Mrs S Partridge, Ms M Revell and P Warren

8/23 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Tyler (Personal). This apology was accepted by the Committee.

9/23 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 12/23(a) (R/279/22/HH - Replacement detached double garage - Windsong, The Thatchway, 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 12/23(a) (R/279/22/HH - Replacement detached double garage - Windsong, The Thatchway, Rustington, refers). He 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 14/23 (A/2/23/OUT- Outline application with all matters reserved for development comprising up to 133 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, drainage, undergrounding of overhead HV cables and other supporting infrastructure and utilities. This application is a Departure from the Development Plan - Land at Ham Manor, Station Road, Angmering, refers). He remained in the Meeting during consideration of this item and took part in the discussion thereon.

10/23 MINUTES

The Minutes of the Meeting held on 9 January 2023 were signed by the Chairman as a correct record.

11/23 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/233/22/T - 1 No. Oak and 8 No. Lime trees crown lift to approximately 4 metres - Land west of garages on Winchester Road**
- R/235/22/PL - Alterations to existing shop front, including replacing existing wood with aluminium structure, moving door to centre and adding a shutter. This application is in CIL Zone 4 (zero rated) as other development - 56-61 Sea Lane**
- R/241/22/HH - Single storey side extension with new side gate/fence - 1 Aldwick Close**
- R/243/22/HH - Single storey rear and side extension, loft conversion including hip to gable roof extension to the front and rear and dormers to north and south roof slopes. Roof lights to the northern, southern and eastern roof slopes. Change to roof tile colour - 25 Ruston Park**
- R/246/22/HH - Single storey rear extension and hip to gable loft conversion including installation of 1 No. rear dormer - 43 Shaftesbury Road**

- R/247/22/T** - Various works to various trees - Various locations on Sea Estate
- R/252/22/HH** - Single storey rear extension and replacement of existing garage - 16 Knightscroft Avenue
- R/254/22/L** - Listed building consent for the formation of en-suite in a bedroom, canopy to front door and provision of 11 No. solar pv panels to South and West facing roofs - Friars, 83 The Street
- R/258/22/PL** - Installation of the temporary portacabin building to be used as a communal room for a period of two years. This application is in CIL Zone 4 (zero rated) as other development - Rustington Hall Nursing Home, Station Road
- R/259/22/PL** - Re-rendering of existing building, alterations to fenestration, alterations to some existing windows and replacement of existing windows, removal of existing entrance canopy, provision of new entrance canopy and signage, creation of Juliet balconies to some first-floor windows. Erection of two storage sheds, oak framed shelter, raised water feature, timber pergola, four flagpoles and hard and soft landscaping. This application is in CIL Zone 2 (zero rated) as other development - 57-59 Princess Marina House, Seafield Road
- R/260/22/HH** - Single storey rear extension. Reconstruction of side workshop. Demolition of existing conservatory and replacement with bay window. Alteration of existing southern hipped roof to gable form - 25 Preston Avenue

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 was not required:-

- R/248/22/CLP** - Lawful development certificate for a proposed loft conversion and new rear dormer - 32 The Crescent

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 refused:-

- R/255/22/PL** - Erection of garage block. This application is in CIL Zone 4 (zero rated) as other development - 43 Old Manor Road

The Committee NOTED this information.

12/23 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). 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 item Councillors Mrs Cooper and Cooper had declared a personal interest, as Members of the Sea Estate Residents' Association)

- (a) **R/279/22/HH - Replacement detached double garage - Windsong, The Thatchway, Rustington**

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

(b) R/276/22/HH - Erection of boundary fence - 15 The Martlets, Rustington

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

(c) R/2/23/HH - The installation of a brick and concrete platform and ramp at the front entrance door to provide wheelchair access - 79 Fircroft Crescent, Rustington

The Committee AGREED to raise no objection to this application.

(d) R/275/22/HH - Log cabin/garden room - 15 The Martlets, Rustington

The Committee AGREED to raise no objection to this application.

13/23 K/56/22/PL - ERECTION OF 48 NO. RESIDENTIAL DWELLINGS (INCLUDING AFFORDABLE HOMES). THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 5 AND IS CIL LIABLE AS NEW DWELLINGS - LAND NORTH-EAST OF KINGSTON LANE, KINGSTON LANE, EAST PRESTON

The Clerk referred to Minute 7/23 and reported that she had previously circulated an email received from the Clerk of Kingston Parish Council, together with its objections to the above application, submitted to the local Planning Authority.

Following a detailed discussion, the Committee AGREED to submit the following representation in respect of this application to the local Planning Authority:-

This proposal is clearly in conflict with a number of Policies contained in the 'made' Kingston Parish Council Neighbourhood Plan. The parishioners voted heavily in favour of the Plan so it is not surprising that the number of written objections is well into the hundreds.

What is the point of a Government backed Document, that has taken a considerable amount of time and effort to produce, if the agreed principles are ignored?

In wholehearted support of the objections submitted by Kingston Parish Council (copy attached), my Council would urge your Council, as the local Planning Authority, to refuse this Application and, if necessary, strongly resist any appeal that might subsequently follow. If costs are involved, as a result, my Council would support the use of Arun District Council funding for this purpose.

My Council appreciates that the Arun District Council does not have sufficient land supply to meet current Government targets, but this shortfall is fundamentally outside of its control. It is also recognised that the targets could well be reduced at some point in the future.

(Prior to consideration of the following item, Councillor Cooper had declared a personal interest, in his capacity as an Arun District Councillor for Angmering)

14/23 A/2/23/OUT - OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR DEVELOPMENT COMPRISING UP TO 133 DWELLINGS ALONG WITH ASSOCIATED ACCESS, INTERNAL ROADS AND FOOTPATHS, CAR PARKING, PUBLIC OPEN SPACE, LANDSCAPING, DRAINAGE, UNDERGROUNDING OF OVERHEAD HV CABLES AND OTHER SUPPORTING INFRASTRUCTURE AND UTILITIES. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN - LAND AT HAM MANOR, STATION ROAD, ANGMERING

The Clerk reported that she had previously circulated plans in respect of the above application for Members' consideration. She said that the closing date for comments was currently set at

16 February 2023, so any response would need to be AGREED either at the Meeting or, if preferred, via email correspondence, the content of which could be retrospectively agreed at the next Meeting.

Following a detailed discussion, the Committee RESOLVED that it wished to object to this application in principle, but would like to consider the Angmering Parish Council's response which was due to be decided on 7 February 2023, prior to making a final decision via email correspondence on the content of its own representation to the local Planning Authority.

15/23 DATE OF NEXT MEETING

Following a brief discussion in respect of the date of the next Meeting, which was scheduled to take place on 27 February 2023, it was AGREED that the Meeting should be cancelled and, instead, be brought forward by one week to be held on 20 February 2023, commencing at 6.00 pm.

Chairman: Date: