

## **RUSTINGTON PARISH COUNCIL**

### **PLANNING COMMITTEE**

**MINUTES:** of the Meeting held on 20 February 2023

**PRESENT:** Councillors J Bennett (Chairman), R Grevett, Mrs S Partridge, P Warren and G Tyler

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#### **16/23      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ceiriog-Hughes (Personal), Mrs Cooper (Personal), Cooper (Personal) and Ms Revell (Holiday). These apologies were accepted by the Committee.

#### **17/23      DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **18/23      MINUTES**

The Minutes of the Meeting held on 30 January 2023 were signed by the Chairman as a correct record.

#### **19/23      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/265/22/HH    - Single storey rear extension and partial garage conversion to habitable use -  
45 The Martlets**  
**R/267/22/HH    - Single storey side and front extensions, amendments to cladding and new side  
window - 24 Hawke Close**

The Committee NOTED this information.

#### **20/23      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.

- (a) **R/278/22/PL - 6 No. new flats, installation of new roof, windows/doors and external wall insulation. This application is in CIL Zone 4 (zero rated) as other development - Sterling Parade, 1-6 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/7/23/T - Reduce over-extended branches from lower radial section of crown of 1 No. London Plane by no more than 2 metres, leaving 6-8 metres. Crown lift to a height of 2.5 metres above ground level and 4 metres over road - Cowdray Walk, Cowdray Drive, Rustington**

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

- (c) **R/11/23/PL - Change of use of existing Pavilion to Cafe (Class Eb). This application is in CIL Zone 4 (zero rated) as other development - Princess Marina House, 57-59 Seafield Road, Rustington**

The Committee AGREED to wholeheartedly support this application.

- (d) **R/10/23/HH - Proposed 2 storey rear and side extension together with a complete re-roof - 84 North Lane, Rustington**

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

- (e) **R/18/23/PL - Variation of condition following R/259/22/PL relating to Condition No. 3 - materials and finishes - Princess Marina House, 57-59 Seafield Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/17/23/HH - Single storey rear extension - 4 Waverley Road, Rustington**

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

**21/23      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 referred to Minute 14/23 and reported that she had previously circulated an email received from the Clerk of Angmering Parish Council, together with its objections to the above application, submitted to the local Planning Authority.

The Committee AGREED retrospectively that the following objections should be made in respect of this application:-

*My Council wholeheartedly supports Angmering Parish Council's objections (copy attached) to this large housing application which consumes much needed Grade 2 agricultural land.*

*The land should continue to support a wide variety of good quality crops and remain as part of the gap between Angmering and Rustington. Although described as such, it is not part of Ham Manor, but is a free-standing Estate on the outskirts of Angmering Village which is, therefore, in conflict with its made Neighbourhood Plan. Housing described in the Plan must also meet local needs and not those relocating from elsewhere.*

*Access to the proposed development is via a busy road leading to the Village and the resultant close bunching of junctions regularly becomes congested due to the presence of The Angmering School (Secondary). Since a lot of business traffic from the development would, unfortunately, be turning left towards the Village centre to reach the A27, this would certainly diminish the advantage of the available Bypass.*

*This application must not be allowed to follow the grave mistake made at the nearby Golf Centre and, therefore, the Planning Authority should object to the application right through to any appeal, should that prove to be necessary.*

**FG/180/22/OUT - OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF 112 DWELLINGS, WITH ALL MATTERS RESERVED EXCEPT ACCESS. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN - HIGHDOWN VINEYARD, LITTLEHAMPTON ROAD, FERRING**

The Clerk reported that she had previously circulated an email received from the Clerk of Ferring 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:-

*My Council wholeheartedly supports Ferring Parish Council's objections (copy attached) to this housing application. Policy 7 of their made Neighbourhood Plan states that north of the A259 any development should have little effect on the visual impact of the countryside and not be a change of use from established agricultural, horticultural or equine activities. What is the point of a Neighbourhood Plan, which is a Government backed document, supported by 95% of parishioners and which took a considerable amount of time and effort to produce, if it is ignored by Developers and others. No wonder there are a large number of objections to the application.*

*In addition, the proposed development is positioned isolated from Ferring Village and will be almost totally dependent on the use of a vehicle to access schools and shops. As it is adjacent to a dual carriageway access is only from the west and therefore there is particular concern that householders approaching from the Worthing direction will need to travel in excess of an additional 2km just to return home. Both of the roundabouts either side of the proposed access already suffer from considerable tailbacks at specific times in the day.*

*My Council would urge your Council, as the Planning Authority, to refuse this Application and, if necessary, strongly resist any appeal that might subsequently follow. We appreciate that there currently is insufficient land supply to meet Government targets but we regard this shortfall to be fundamentally outside your control. It is also recognised that targets could well be reduced in the near future.*

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