

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 3 April 2023

PRESENT: Councillors P Warren (In the Chair), R Grevett, Mrs S Partridge and Ms M Revell

30/23 **CHAIRMAN OF THE MEETING**

In the absence of the Chairman and Vice-Chairman of the Committee, Councillor Warren was appointed to Chair the Meeting.

31/23 **APOLOGIES FOR ABSENCE**

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

32/23 **DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

33/23 **MINUTES**

The Minutes of the Meeting held on 13 March 2023 were signed by the Chairman as a correct record.

34/23 **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:-

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| R/275/22/HH | - Log cabin/garden room - 15 The Martlets |
| R/7/23/T | - 1 No. London Plane - remove/reduce small diameter (<50 millimetres) branches as necessary to achieve a maximum of 2.5 metres clearance on all aspects and a maximum of 4 metres clearance above carriageway - Cowdray Walk, Cowdray Drive |
| R/10/23/HH | - Proposed 2 storey rear and side extension together with a complete re-roof - 84 North Lane |
| 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 Seafeld Road |
| R/17/23/HH | - Single storey rear extension - 4 Waverley Road |
| R/27/23/HH | - Detached garden room annexe - 21 Wendy Ridge |

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/26/23/TC - Reduce height of group of Bay trees (G1) to previous pruning points and remove Elders within group to ground level. Re-pollard 1 No. Goat Willow (T2) to previous pruning points to a height of 5 metres. Trees in the Rustington Conservation Area - Walnut Tree House, 21 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 refused:-

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 - Lansdowne Nursery, The Barn, Littlehampton Road, Ferring

The Committee NOTED this information.

35/23 PLANNING APPLICATIONS

The Chairman of the Meeting reminded the Committee that his 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/40/23/HH - Partial loft conversion with terrace, including part raising of ridge. Amended boundary wall treatments. External Cladding - 8 Botany Close, Rustington**

Following detailed consideration, the Committee AGREED to object to this application on the following grounds:-

- (i) The proposal, to increase the height of the western face, plus the height of the dormer, would not be subservient to the original building and, as such, would have an overbearing effect on the property to the west, namely 8a Botany Close. This could adversely affect the peaceful enjoyment and amenities of the occupiers of the aforementioned property
- (ii) The proposal is in conflict with Policy 2 of the Rustington Neighbourhood Plan.

The Committee also AGREED a Neighbour Notification.

- (b) **R/39/23/PL - Application for a permanent siting of a single storey modular building with air condition units to provide consulting rooms. This application is in CIL Zone 4 (zero rated) as other development - Willow Green Doctors Surgery, Station Road, East Preston**

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

- (c) **R/44/23/HH - Demolition of existing porch, existing conservatory and rear extension. Construction of new single storey front extension, rear extension. Extension of existing pitched roof over existing garage - 15 Broadmark Way, Rustington**

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

- (a) R/55/23/CLP - Lawful development certificate for a proposed roof extension comprising changing rear hipped roof to a gable end wall, new dormer window to South side elevation and Velux roof lights to front (East) and (North). (Ground floor rear extension does not form part of this application) - 30 Glenville Road, Rustington
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The Committee NOTED this application, and AGREED that its concern that the proposed dormer windows overlooked No. 19 Merton Avenue should be conveyed to the local Planning Authority, with a request that this should be investigated further.

The Committee also AGREED a Neighbour Notification.

Chairman: Date: