

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 24 April 2023

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

37/23 APOLOGIES FOR ABSENCE

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

38/23 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

39/23 MINUTES

The Minutes of the Meeting held on 3 April 2023 were signed by the Chairman as a correct record.

40/23 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/278/22/PL | - 6 No. new flats, installation of new roof, windows/doors and external wall insulation and associated bin/bike storage to car park area. This application is in CIL Zone 4 (zero rated) as other development - Sterling Parade, 1-6 The Street |
| R/12/23/HH | - Two storey extension on North elevation - 6 The Oaks |
| 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 |
| R/22/23/HH | - Single storey rear extension following demolition of existing rear conservatory - 83 Fircroft Crescent |
| R/24/23/L | - Listed building consent for the rebuilding of North boundary garden wall and entrance gate pier - Manor Cottage, Station Road |
| R/25/23/HH | - Ground floor side extension - The Nest, 47 Old Manor Road |
| R/32/23/HH | - Two storey extension to East and South elevations, conversion of garage to habitable room for annex. Porch to West elevation - 7 Cove Road |
| R/33/23/HH | - Install James Hardie Evening Blue smooth plank cladding to first floor front and partial side elevations of house - 2 Taylor 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 had been refused:-

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 Committee NOTED this information.

41/23 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/38/23/HH - Single storey side extension and alterations to fenestration following the demolition of existing side extension - 1 Amberley Road, Rustington**

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

- (b) R/53/23/HH - Single storey rear extension, finish external walls of dwelling with coloured composite cladding and reroof tiles with slate/plain tile following the demolition of existing rear conservatory - 30 Glenville Road, Rustington**

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

- (c) R/58/23/HH - Demolish existing conservatory and replace with a single storey rear extension - 2 Green Bushes Close, Rustington**

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

- (d) R/61/23/PL - Alterations to the shopfront and subdivision of the property into 4 self-contained Use Class E units. This application is in CIL Zone 4 (zero rated) as other development - 126-128 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) A/81/23/PL - Rental vehicle premises (sui generis) including erection of modular rental vehicle office and rental vehicle wash bay, car parking (including rental vehicle storage) and associated works. This application is in CIL Zone 4 (zero rated) as other development - Land to the rear of Station Road, Angmering**

The Committee AGREED to raise no objection to this application.

- (f) A/82/23/A - Various illuminated and non-illuminated advertisements on various elevations - Land to the rear of Station Road, Angmering**

The Committee AGREED to raise no objection to this application.

- (g) R/67/23/T - 1 No. Blue Cedar (T1) crown reduction to a height of 10 metres and spread of 5 metres. 1 No. Maple (T2) re-pollard to a height of 8 metres and spread of 4 metres. 2 No. Sycamores (T3/T4) re-pollard to height of 4 metres and spread of 3 metres - Glenhurst, Woodlands Avenue, Rustington**

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

42/23 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) R/48/23/PD - Prior approval under Schedule 2 Part 3 Class MA for the change of use of existing hairdressers shop to 1 No. Dwelling - 11 North Lane, Rustington**

The Committee AGREED that:-

- (a) Concern should be conveyed to the local Planning Authority that there appeared to be external changes to the property, which were not permitted under a Class MA Application
- (b) Accordingly, the local Planning Authority should be requested to investigate this further with the applicant being asked to submit a full planning application for the proposed change of use and associated alterations.
- (b) R/52/23/TC - 1 No. Horse Chestnut (T1) height reduction to 13 metres and crown spread reduction to 8 metres. Crown lift to 5 metres. 1 No. Holly tree (T2) height reduction to 8 metres. Crown spread reduction to 3 meters within the Rustington Conservation area - Elm Farm, 34 The Street, Rustington**

The Committee NOTED this application, and AGREED a Neighbour Notification.

- (c) R/60/23/CLP - Lawful development certificate for a proposed hip to gable Velux loft conversion - 11 Brookside Avenue, Rustington**

The Committee NOTED this application, and AGREED a Neighbour Notification.

- (d) R/63/23/CLP - Lawful development certificate for a proposed single storey rear extension - 16 Knightscroft Avenue, Rustington**

The Committee NOTED this application, and AGREED a Neighbour Notification.

43/23 FUTURE MEETINGS - OBSERVATIONS FROM COUNCILLOR WARREN

Councillor Warren advised the Committee that due to a developing health issue with his eyes, he would need to reduce his computer screen usage/time. He would not, therefore, be able to continue with producing documented comments for circulation to the Committee as part of the Agenda for each Meeting.

The Committee expressed its concern to Councillor Warren, and sincere thanks and appreciation to him for all of his hard work and efforts in producing such detailed information, guidance and support to assist it with the planning application deliberations for a number of years.

Following a further discussion, it was AGREED that for all future Meetings, Application Plans should be displayed for consideration via a PowerPoint Presentation, with Councillor Warren being able to provide his verbal observations to continue to assist the Committee in this regard.

Chairman: Date: