

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 26 June 2023

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

In attendance: Councillor D Rogers

59/23 APOLOGIES FOR ABSENCE

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

60/23 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

61/23 MINUTES

The Minutes of the Meeting held on 12 June 2023 were signed by the Chairman as a correct record.

62/23 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:-

- | | |
|-------------------|--|
| 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 |
| R/79/23/PL | - Installation of rapid charging stations to serve 4 parking spaces together with feeder pillar and signage. This application is in CIL Zone 4 (zero rated) as other development - Car Park, Rustington Retail Park, New Road |
| R/80/23/HH | - Revised external finishes of previously approved application Ref: R/218/22/HH (first floor rear extension and single storey rear extension to garage, with alterations to fenestration) - 5 The Bramblings |
| R/92/23/T | - 1 No. Oak tree (T1) crown reduction to 17 metres in height, radial spread reductions on the East and South aspects to 5 metres and a radial spread reduction on the Western aspect to 5 metres - Barton Court adjacent to No. 18 The Street |

The Committee NOTED this information.

63/23 PLANNING APPLICATIONS

The Clerk reminded the Committee of the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/109/23/PL - Provision of a single storey extension to form a Special Education Needs classroom. This application is in CIL Zone 4 (zero rated) as other development - Rustington Primary School, North Lane, Rustington**

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

- (b) **R/114/23/A - Installation of 2 No. internally illuminated totem signs, 6 No. internally illuminated signs and 6 No. internally illuminated fascia signs - Drive Thru Unit at Rustington Retail Park, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/117/23/CLE - Lawful development certificate for existing rear extension and partial conversion of integral garage to form new study and utility area - 2 Hutchinson Close, Rustington**

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

- (d) **R/116/23/HH - Single storey rear extension, detached garage, installation of new front opening and removal side door and window, following the demolition of existing rear conservatory - 46 Milton Avenue, Rustington**

The Committee AGREED to object to this application on the following grounds:-

- (i) The proposal to construct a detached Garage/Workshop at the bottom of the garden, sited 0.25 metres from the side boundary with a height of 3.75 metres at the apex, is in excess of the 2.5 metres permissible for such an outbuilding

This would present an overbearing structure, causing a possible loss of light for the neighbouring properties, which would adversely affect their visual amenities and quiet enjoyment.

The Committee also AGREED a Neighbour Notification.

**64/23 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS
FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/126/23/CLP - Lawful development certificate for a proposed single storey rear extension - 5 Worthing Road, Rustington**

The Committee NOTED this application.

Chairman: Date: