

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 17 July 2023

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

65/23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cooper (Other Associated Business), Ms Revell (Holiday) and Tyler (Indisposition). These apologies were accepted by the Committee.

66/23 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

67/23 MINUTES

The Minutes of the Meeting held on 26 June 2023 were signed by the Chairman as a correct record.

68/23 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/87/23/HH | - Conversion of garage to habitable use including alterations to fenestration/openings - 49 The Parkway |
| R/88/23/HH | - Conversion of loft to habitable use including installation of 1 No. side dormer and rear Juliet balcony - 19 Windmill Drive |
| R/89/23/HH | - Removal of 2.5 metre hedge surrounding the boundary of rear and erect a standard 1.8 metre fence - 7 Orchard Gardens |
| R/94/23/PL | - Installation of rapid electric charging stations to serve 6 parking spaces together with feeder pillar and signage. This application is in CIL Zone 4 (zero rated) as other development - Car Park to the rear of 1-3 Broadmark Parade, Broadmark Lane |
| R/95/23/HH | - Construction of a porch to front of property - 16 Cowdray Drive |
| R/96/23/HH | - Extension of existing balcony to the front elevation - Ocean View, 87 Sea Avenue |
| R/98/23/HH | - Single storey side extension and front porch - 45 Priory Road |

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 required:-

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| R/86/23/CLP | - Lawful development certificate for the proposed removal of existing conservatory and replacement with a single storey rear extension - 35 Mallon Dene |
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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 was not required:-

R/106/23/CLP - Lawful development certificate for a proposed single storey ground floor extension and new rear dormer to the roof - 8 Jervis Avenue

The Committee NOTED this information.

69/23 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/121/23/HH - The demolition of the existing stone piers at the entrance and construction of two low level brickwork piers, low level brickwork walls returning towards the house and the construction of two brickwork piers to match the existing fencing height. Installation of two electric sliding gates to the back face of the taller piers behind the existing fencing - West Hayne, 19 Angmering Lane, East Preston**

The Committee AGREED to raise no objection to this application.

- (b) **R/128/23/T - 1 No. Weeping Willow (T1) pollard to previous points - Charleston, 25 Angmering Lane, East Preston**

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

- (c) **R/76/23/PL - Demolition of existing garden shed and erection of garden building to provide sleeping accommodation for rental. This application is in CIL Zone 4 (zero rated) as other development - 11 Brookside Avenue, Rustington**

Following detailed consideration, the Committee AGREED to make the following representation in respect of this application to the local Planning Authority:-

My Council cannot agree to raise no objections to this Application as submitted.

Whilst, in principle, it does not object to the garden building providing accommodation for rental, it is extremely concerned that there is no mention of any means of access, vehicle parking arrangements or any consideration regarding the adverse effect the noise from the aforementioned building will have on the neighbouring properties.

Any of these could be perceived to be in conflict with Policy 2 of the Rustington Neighbourhood Plan, namely that:-

- (i) Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues*
- (ii) Access from and to existing roads should not reduce parking provision for neighbouring properties.*

My Council would, therefore, urge the local Planning Authority to request further specific information in respect of the above issues of concern, prior to making any decision in respect of this Application.

The Committee also AGREED a Neighbour Notification.

- (d) **R/127/23/PL - Installation of new windows. This application is in CIL Zone 4 (zero rated) as other development - 11 North Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/135/23/HH - Dormer window to rear elevation to be finished in composite cladding - 21 Hawley Road, Rustington**

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

- (f) **R/138/23/PL - Alterations to ground floor balcony comprising of removal of front concrete balustrading and replacement of side glazed panels with new toughened glass panels within a powder coated aluminium frame - 59 The Martlets, Rustington**

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

- (g) **R/137/23/HH - Removal of existing conservatory and replacement with a single storey rear extension - 35 Mallon Dene, Rustington**

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

- (h) **R/140/23/A - 1 No. illuminated building signage and 4 No. flag poles - Princess Marina House, 57-59 Seafeld Road, Rustington**

The Committee AGREED to raise no objection to this application.

70/23 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren reported that at the Planning Committee Meeting held on 12 July 2023, the following application was approved conditionally:-

A/91/23/PL - Temporary Sales Cabin and associated Landscaping - Rustington Golf Centre, Golfers Lane, Angmering

He said that approval had been granted for a maximum period of four years with the land then being restored to its former condition.

The Committee NOTED this information and expressed its thanks and appreciation to Councillor Warren for drawing this to its attention.

Chairman: Date: