

## **RUSTINGTON PARISH COUNCIL**

### **PLANNING COMMITTEE**

**MINUTES:** of the Meeting held on 14 August 2023

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

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#### **71/23      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ms Revell (Indisposition) and Tyler (Indisposition). These apologies were accepted by the Committee.

#### **72/23      DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **73/23      MINUTES**

The Minutes of the Meeting held on 17 July 2023 were signed by the Chairman as a correct record.

#### **74/23      MATTERS ARISING FROM THE MINUTES**

- (a) **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**
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The Clerk referred to Minute 82/22 and reported the receipt of a letter from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the decision to refuse planning permission for the proposed development, and that the Appeal would be determined on the basis of an informal hearing. All representations made at application stage would be forwarded to the Planning Inspectorate and the Appellant and would be considered by the Inspector when determining the Appeal.

The Committee NOTED this information.

#### **(b) R/276/22/HH - Erection of boundary fence - 15 The Martlets, Rustington**

The Clerk referred to Minute 12/23(b) and reported the receipt of a letter from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the decision to refuse planning permission for the proposed development. As the Appeal was proceeding under the Householder Appeals service, there was no opportunity to submit comments. However, the Planning Authority had submitted all representations made to them on this application.

The Committee NOTED this information.

#### **75/23      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/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
- R/91/23/HH** - Single storey rear extension - 28 Milton Avenue
- R/101/23/PL** - Demolition of existing dwelling and erection of replacement 5 bed dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling - 84 North Lane
- R/103/23/HH** - Single storey front extension to existing garage - 37 Cove Road
- R/105/23/HH** - Single storey rear extension, alter existing side dormer, removal of side door, alterations to fenestration and external finishes, following the demolition of existing rear sunroom - 23 The Parkway
- 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
- 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
- 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
- R/121/23/HH** - 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, with gates sliding behind the existing fencing - West Hayne, 19 Angmering Lane, East Preston
- R/128/23/T** - 1 No. Weeping Willow (T1) pollard to previous points - Charleston, 25 Angmering Lane, East Preston

The Committee NOTED this information.

- (b) 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 was not required:-

- R/113/23/CLP** - Lawful development certificate for a proposed garage conversion - 5 Harsfold Road
- 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
- R/126/23/CLP** - Lawful development certificate for a proposed single storey rear extension - 5 Worthing Road

The Committee NOTED this information.

## **76/23      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/144/23/PL - Roof extension and internal conversion to form three additional flats. This application may affect the setting of a listed building and is in CIL Zone 4 (zero rated) as other development - Sterling Parade, 7 The Street, Rustington**

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

- (b) **R/145/23/HH - Demolition of existing first floor rear extension and side porch and construction of new single storey rear extension and alterations - 80 Milton Avenue, Rustington**

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

- (c) **R/141/23/HH - Replace flat roof with pitched roof and rendering of the walls of existing garage - West Hayne, 19 Angmering Lane, East Preston**

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

- (d) **R/150/23/S73 - Application under Section 73 of the Town and Country Planning Act 1990 for the removal of Condition No. 1 - Temporary 5 year approval following grant of R/39/23/PL - Willow Green Doctors Surgery, Station Road, East Preston**

The Committee AGREED to raise no objection to this application.

- (e) **R/156/23/T - Fell 1 No. Sycamore (T1) - Pumping Station, Cross Road, Rustington**

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

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

The Committee AGREED to raise no objection to this application.

- (g) **R/155/23/HH - Demolition of existing detached garage and erection of single storey side and rear extension - 31 Merton Avenue, Rustington**

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

- (h) **R/162/23/PL - Repositioning of barn (amendments to previous application R/259/22/PL) and erection of round workshop within garden to existing residential home. This application is in CIL Zone 4 (zero rated) as other development - Princess Marina House, 57-59 Seafeld Road, Rustington**

The Committee AGREED to raise no objection to this application.

**77/23      NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/158/23/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 NOTED this application, but expressed its concern that there was no provision made for employees' restroom/welfare facilities, e.g. to accommodate breaks, consumption of food or for the storage of clothing, in a five-station hairdressing salon, as stipulated by the HSE Executive.

It was AGREED that these concerns should be conveyed to the local Planning Authority.

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