

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 29 January 2024

**PRESENT:** Councillors J Ceiriog-Hughes (Chairman), J Bennett, R Grevett and Ms M Revell

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#### **1/24 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs Cooper (Personal Commitment), Cooper (Personal Commitment), Lee (Personal Commitment) and Warren (Indisposition). These apologies were accepted by the Committee.

#### **2/24 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **3/24 MINUTES**

The Minutes of the Meeting held on 18 December 2023 were signed by the Chairman as a correct record.

#### **4/24 DECISIONS MADE VIA EMAIL DUE TO CANCELLED MEETING**

The Committee retrospectively APPROVED the decisions made via email in respect of the business that was due to be transacted at the cancelled 8 January 2024 Meeting, as follows:-

- (a) R/233/23/HH - Removal of existing single garage and stores, and replacement with new double garage - 8 Broadmark Avenue, Rustington - To object on the following grounds:-
  - (i) Due to the height and position of the replacement garage, the proposal would be overbearing for the neighbouring property, namely No. 10 Broadmark Avenue, and as such, would be contrary to Policy 2 of the Rustington Neighbourhood Plan, which states that development should not impact on surrounding properties.
- (b) R/239/23/S73 - Variation of conditions 2 and 3 imposed under R/89/22/HH relating to plans condition and materials - 75 Chaucer Avenue, Rustington - No objection

#### **5/24 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/211/23/T - Pollard 10 No. Limes back to previous points. 1 No. Lime height reduction to 7-8 metres - Rustington Methodist Church, Claignar Road
- R/216/23/HH - Single storey rear extension, part conversion of garage to habitable use and detached residential annexe - 3 Hawke Close
- R/217/23/HH - Detached garage to side elevation - 2 Merton Avenue
- R/219/23/PL - Removal of window and fitting of patio door - 21 Old Manor Road
- R/225/23/T - Fell 1 No. Ash (T1) and grind out roots - 21 Meadway, Sea Lane
- R/227/23/HH - Single storey rear and side extension - 10 Pigeonhouse Lane
- R/229/23/HH - Erection of boundary fencing - 1 Maple Walk
- R/230/23/HH - Front and rear single storey extensions - 27 Preston Paddock

**R/231/23/HH - Hip to gable roof extension including installation of 1 No. side window and installation of gas meter - 31 Seafield 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 received no objection:-

**R/189/23/PD - Prior approval under Schedule 2, Part 14, Class J for the proposed installation of a 680kW rooftop solar PV array. The system comprises 1,600 No. 425W solar modules mounted on a flat roof ballasted mounting system will be pitched at 10 degrees on the mounting frames in east-west orientation - Sainsbury's Superstore, New Road**

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/232/23/CLP - Lawful development certificate for a proposed single storey rear extension - 9 Sutton Avenue**

The Committee NOTED this information.

- (d) 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 withdrawn:-

**R/214/23/HH - Loft and garage conversions - 1A Brookside Avenue**

The Committee NOTED this information.

**6/24 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/242/23/PL - Change of use from Class E (restaurant) to Sui Generis (drinking establishment with extended food offer). This application is in CIL Zone 4 (zero rated) as other development - 146 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/247/23/PL - Installation of new shopfront and demolition of rear extension. This application is in CIL Zone 4 (zero rated) as other development - 131 The Street, Rustington**

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

- (c) **R/1/24/HH - Single storey front extension, proposed canopy porch, conversion of garage to a utility room and installation of 2 windows - 33 Cove Road, Rustington**

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

- (d) **R/2/24/T - 2 No. Holm Oaks (G1) raise crown to 3.5 metres above ground level. 2 No. Holm Oaks (G2) raise crown to 4 metres above ground level and spread reductions remove any overhanging branches on the driveway and road - The Spires, 6 Springfield Close, Rustington**

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

- (e) **R/3/24/HH - Single storey rear extension, conversion of existing integral garage, new window and dormer to first floor area and alterations - 109 Sea Lane, Rustington**

The Committee AGREED to raise no objection to this application, subject to the side window being non-opening and opaque.

The Committee also AGREED a Neighbour Notification.

- (f) **R/245/23/PL - Replacement of existing timber and tarpaulin structure with an insulated steel clad building. This application is in CIL Zone 4 (zero rated) as other development - 10-12 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (g) **R/7/24/PL - Extension to existing car park to provide a total of 15 parking spaces including 3 disabled spaces, erection of bike store and soft landscaping. 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.

- (h) **R/11/24/HH - Replacement and extension of a single storey rear extension - 7 The Bramblings, Rustington**

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

**7/24            NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/9/24/CLP - Lawful development certificate for a proposed rear dormer and part hip to gable extension - 1 Frobisher Way, Rustington**

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

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