

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 26 February 2024

PRESENT: Councillors J Bennett (In the Chair), Mrs A Cooper, A Cooper, R Grevett, G Lee, Ms M Revell and P Warren

In attendance: Councillor D Rogers

8/24 CHAIRMAN OF THE MEETING

In the absence of Councillor Ceiriog-Hughes, the Chairman of the Committee, Councillor Bennett, Vice-Chairman, Chaired the Meeting.

9/24 APOLOGIES FOR ABSENCE

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

10/24 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

11/24 MINUTES

The Minutes of the Meeting held on 29 January 2024 were signed by the Chairman of the Meeting as a correct record.

12/24 MATTERS ARISING FROM THE MINUTES

- (a) **K/46/23/PL - Erection of 47 No. residential dwellings (including affordable homes) (resubmission following K/56/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings - Land north-east of Kingston Lane, Kingston Lane, Kingston**
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The Clerk referred to Minute 115/23 and reported that she had previously circulated an email received from the Clerk of Kingston Parish Council, together with its further objections to the above application, submitted to the local Planning Authority.

The Committee AGREED that the local Planning Authority should be advised that the Council wholeheartedly supported the additional representation made by Kingston Parish Council in respect of the application.

13/24 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/233/23/HH - Removal of existing single garage and stores, and replacement with new double garage - 8 Broadmark Avenue

- R/234/23/HH - New detached annexe behind garage to create ancillary habitable accommodation, including to demolish existing lean-to at rear of existing garage - 21 Hawley Road**
- 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**
- 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**
- 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**
- R/2/24/T - 2 No. Holm Oaks (G1) raise crown to 3.5 metres above ground level. Reduce branches on South aspect only to edge of carriageway (kerb line). 2 No. Holm Oaks (G2) raise crown to 4 metres above ground level. Reduce branches on South aspect to edge of carriageway (kerb line) and East aspect to outside edge of brick pillar gate support - The Spires, 6 Springfield 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 withdrawn at the request of the applicant:-

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

The Committee NOTED this information.

14/24 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/14/24/HH - Single storey rear extension - 2 Sea Avenue, Rustington**

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

Councillor Mrs Cooper made reference to the fact that 2 Sea Avenue was covered by an Article 4 Direction, which was put in place a number of years before, as there was a WW1 Guard Room within the grounds, which was of local historical value. She said that she had at that time, in her capacity as an Arun District Councillor, requested that the property be covered by an Article 4 Direction, which had been supported by the local Planning Authority.

The Committee further AGREED that reference should be made to the Article 4 Direction in the Council's response to the local Planning Authority.

- (b) **R/18/24/T - Reduce radial spread from 7 metres to 5 metres and height from 15 metres to 12 metres to 1 No. Lime tree - 6 Willowhayne Mews, Preston Paddock, Rustington**

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

- (c) **R/19/24/PL - Removal of covered area, erection of a single storey side extension and porch with internal alterations to create a female changing area. This application is in CIL Zone 4 (zero rated) as other development - Rustington Sports and Social Club, Jubilee Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

- (d) **R/25/24/HH - Single storey front extension, single storey rear conservatory, demolition of existing porch and proposed porch to front - Greasley Cottage, 2A Amberley Road, Rustington**

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

- (e) **R/22/24/HH - Single storey front extension to main dwelling and extension to detached garage - Acorn House, 22 Seafield Road, Rustington**

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

- (f) **R/32/24/T - 1 No. Ilex Oak (T1) crown reduction to a height of 16.5 metres and radial spreads of 6 metres. 2 No. Sycamore (TG2 forming one crown) crown reduction to a height of 15 metres, northerly and easterly radial spreads of 3 metres, west radial spread of 3.5 metres and southerly spread of 4 metres - Knightscroft House, Sea Lane, Rustington**

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

- (g) **R/36/24/HH - Demolition of existing rear conservatory and front porch. Construction of new single storey rear extension. Construction of new front porch - 36 Amberley Road, Rustington**

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

15/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/16/24/CLP - Lawful development certificate for the proposed extension of existing loft conversion and removal of chimney - 12 Mariners Walk, Rustington**

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

16/24 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE

Councillor Warren referred to the Meeting of the Planning Committee held on 14 February 2024 and reported as follows:-

There were no Rustington applications but of general interest the application for 480 houses on the Bognor Golf Course was refused as was the application on the land south of Grevatts Lane for a new golf course. It was also stated that 48 Arun District Appeals were determined in 2023, of which 31 were dismissed (65%). One of those dismissed was at Lansdowne Nursery in Ferring where the Committee had submitted an objection.

The Committee NOTED this information.

17/24 LEVELLING UP ACT AND UPDATES TO THE NPPF TRAINING SESSION - 24 JANUARY 2024

The Clerk reported that she had previously circulated the NPPF Training Session Slide Presentation from Steve Tilbury for the Committee's information.

Councillor Lee said that it was clear from the information provided by Mr Tilbury that there were not many changes proposed that would affect Parish and Town Councils, and that with the likely change of Government later in the year, it was not known if any further action would be taken in this regard.

He then referred to the possibility of a Local Priorities Statement being a good replacement for the Neighbourhood Plan, when it was reviewed later in the year.

Councillor Warren said that the existing Plan which covered the period from 2014-2029 had last been reviewed in 2019, when no changes had been made. He said that it might be beneficial for the Council to get some professional advice on the implications of making any changes to the current Plan, in respect of whether the whole ‘Making of the Neighbourhood Plan’ process had to be followed if any changes were felt to be necessary. If this was the case, he suggested that it would be sensible to await further clarity on the introduction of the Levelling Up and Regeneration Act and then consider, in Rustington’s case, whether the production of a Local Priorities Statement would be a sensible way forward.

The Committee AGREED that the Clerk should contact Mr Tilbury in the first instance, to clarify if minor changes could be made to existing Neighbourhood Plans, without the need to go through the entire process as laid down by Government.

Chairman: **Date:**