

# RUSTINGTON PARISH COUNCIL

## PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 18 March 2024

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

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### **18/24 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **19/24 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

### **20/24 MINUTES**

The Minutes of the Meeting held on 26 February 2024 were signed by the Chairman as a correct record.

### **21/24 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 12/24 and reported the receipt of a notification from the local Planning Authority stating that this application was expected to be determined by the Planning Committee on 20 March 2024.

The Clerk reminded the Committee that objections had been previously registered with the local Planning Authority in respect of this application.

The Clerk then reminded the Committee, that she had previously circulated a copy of a Press Release in connection with this application that had been issued by Kingston Parish Council on 11 March 2024.

The Committee NOTED this information.

### **22/24 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/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**
- 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**
- 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/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**
- R/11/24/HH - Replacement and extension of a single storey rear extension - 7 The Bramblings**
- 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**

The Committee NOTED this information.

**23/24 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/41/24/T - 1 No. Holm Oak (T1) crown reduction to leave lateral spreads of 4 metres - 43 Woodlands Avenue, Rustington**

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

The Committee also AGREED a Neighbourhood Notification.

- (b) R/27/24/HH - The proposed work constitutes of a loft conversion, including a large flat roof dormer to the rear and a small flat roof dormer to the front with a change to main roof from hipped roof to a barn heaped roof - 5 Cudlow Avenue, Rustington**

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

- (c) R/42/24/PL - Tarmac surfacing to access drive and parking area with installation of new surface water drainage for building and hard surface areas - Salon Supplies, Worthing Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (d) R/51/24/L - Listed building consent for the replacement of 1 No. window to rear at first floor level - 2 Manor Cottages, Preston Paddock, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) R/50/24/HH - Substantial remodelling of the existing dwelling, proposed 2 storey side and rear extension. Front porch and pitched roof to existing garage - 41 Sea Avenue, Rustington**

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

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

- (a) R/40/24/CLP - Lawful development certificate for a proposed loft conversion - 65 Chaucer Avenue, Rustington**

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

Councillor Warren reminded the Committee of the Recommendation that had been included in the Report of the above Committee to be held on Wednesday 20 March 2024:-

**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 - Approve Conditionally subject to Section 106 Agreement**

He said that the Recommendation stated that due to the lack of a five-year land supply, weight had been given to the contribution towards meeting the required level of housing development and, in particular, affordable housing.

He said that the Council and three other neighbouring Parish Councils, together with in excess of 450 individual members of the public, had lodged objections to the application.

He then referred to the Press Release issued by Kingston Parish Council, which concentrated on the fact that the land was identified as Grade 1 agricultural quality and, that the NPPF, which was now law, required that this type of land should only be considered if nothing of lower quality was available. He advised that the Officer’s Report admitted that no such assessment had been undertaken.

The Committee NOTED this information and expressed its thanks and appreciation to Councillor Warren for his detailed report on the above.

The Clerk referred to Minute 117/23 and reported that she had previously circulated a further email together with associated documentation received from Nicola Spencer, Technical Support Manager, Planning Services, Arun District Council in respect of the recent review of the above-mentioned Arun District Council Planning Validation Requirement Lists.

She said that following the receipt of the comments received, a significant number of changes had been made, which had led the District Council to feel that a further round of Consultation should take place.

Following a brief discussion, during which it was acknowledged that no comment had been made in respect of the initial Consultation in this regard, the Committee AGREED that no further action should be taken in respect of this subsequent Consultation.

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