

# RUSTINGTON PARISH COUNCIL

## PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 8 April 2024

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

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### **27/24** CHAIRMAN OF THE MEETING

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

### **28/24** APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ceiriog Hughes (Indisposition) and Lee (Personal Commitment). These apologies were accepted by the Committee.

### **29/24** DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

### **30/24** MINUTES

The Minutes of the Meeting held on 18 March 2024 were signed by the Chairman as a correct record.

### **31/24** 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 21/24 and reminded the Committee that she had previously circulated a further email, together with associated documentation, received from the Clerk of Kingston Parish Council advising that the Council had asked the Secretary of State to call in Application K/46/23/PL.

The Clerk reminded the Committee that following agreement via email to support Kingston Parish Council in this matter, she had emailed them accordingly.

The Committee NOTED this information.

### **32/24** 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/7/24/PL** - Part retrospective application to extend the 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 Seafield Road
- R/14/24/HH** - Single storey rear extension - 2 Sea Avenue

- 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
- R/22/24/HH** - Single storey front extension to main dwelling and extension to detached garage - Acorn House, 22 Seafield Road
- 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
- 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
- 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
- R/41/24/T** - 1 No. Holm Oak (T1) crown reduction to leave lateral spreads of 4 metres - 43 Woodlands Avenue

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/9/24/CLP** - Lawful development certificate for a proposed rear dormer and part hip to gable extension - 1 Frobisher Way
- R/16/24/CLP** - Lawful development certificate for the proposed extension of existing loft conversion and removal of chimney - 12 Mariners Walk

The Committee NOTED this information.

### **33/24**      **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/49/24/PL - Conversion of former hotel to create four new residential apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington**

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

- (b) **R/53/24/HH - Removal of existing front dormer and side garage. New single storey side and rear extension. New two storey side extension. Alterations to existing fenestration. New front porch - 25 Harsfold Road, Rustington**

Following detailed consideration, the Committee AGREED to object to this application as follows:-

- (i) The proposal to construct a two storey extension up to the boundary, by reason of its height and mass, would be overbearing for the occupiers of the neighbouring property, namely No. 23 Harsfold Road, and would most certainly adversely affect their visual amenities and quiet enjoyment
- (ii) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan which states that any development should not impact on surrounding properties.

The Committee also AGREED a Neighbour Notification.

- (c) **R/57/24/PL - Proposed entrance extensions to the South and West facades and infill extension to east side of Memorial Hall, proposed rooflight and fenestration changes to Memorial Hall and Rear Hall and installation of air source heat pumps to serve all buildings. New landscaping and hardstanding to Memorial Hall entrance forecourt. This application is in CIL Zone 4 (zero rated) as other development - The Woodlands Centre, Woodlands Avenue, Rustington**

The Committee NOTED this application.

- (d) **R/60/24/HH - Loft conversion, garage conversion and side extension - 1A Brookside Avenue, Rustington**

Following consideration of this application as submitted, the Committee AGREED to object to it as follows:-

- (i) The proposed windows on the roof extension facing north and south are not shown on the first-floor plan
- (ii) The proposed windows on the roof extension facing east overlook the neighbouring property, namely No. 1 Brookside Avenue, and are not quoted as being opaque and non-opening.

The Committee also AGREED a Neighbour Notification.

- (e) **R/62/24/DOC - Approval of details reserved by condition imposed under R/24/23/L relating to condition 3-sample panel of brickwork/stonework/flintwork - Manor Cottage, Station Road, Rustington**

The Committee NOTED this application.

**34/24            NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/58/24/CLP - Lawful development certificate for the proposed like for like replacement of 3 No. Windows - 8 Strand Court, Harsfold Road, Rustington**

The Committee NOTED this application.

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