

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 1 July 2024

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

In attendance: Councillor D Rogers, Mrs C Ward (Clerk of the Council) and Mrs C Harris (Finance Manager/RFO)

55/24 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

56/24 **DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

57/24 **MINUTES**

The Minutes of the Meeting held on 3 June 2024 were signed by the Chairman as a correct record.

58/24 **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/80/24/HH** - **Single storey side extension and outdoor kitchen, alterations to fenestration and the addition of a rear Juliet balcony - 1 The Oaks**
- R/82/24/HH** - **Single storey rear extension, following demolition of existing rear conservatory - 20 The Martlets**
- R/83/24/PL** - **Replacement of tiles with cladding on parts of the West elevation. This application is in CIL Zone 4 (zero rated) as other development - Flats 1-10 Dolphin Court, Dolphin Way**
- R/89/24/HH** - **Single storey rear extension - 21 Jervis Avenue**

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/103/24/WS** - **Notification under Regulation 3 of the Town and Country Planning Regulation 1992 for the retrospective siting and use of a double temporary classroom unit (Variation of condition No. 1 of WSCC/006/19/R to allow the continued use and siting of temporary classroom unit for an additional five years). This application will be determined by West Sussex County Council - 53 Mill Lane - Summerlea County Primary School, Windsor Drive**

The Committee NOTED this information.

The Clerk reminded the Committee of the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

(a) R/98/24/HH - Erection of detached accommodation for relative/carer - 11 Brookside Avenue, Rustington

The Committee AGREED to raise no objection to this application, subject to the local Planning Authority attaching a condition to any permission granted, that the detached residential annexe must be ancillary to the main dwelling, and not for commercial purposes.

The Committee also AGREED a Neighbour Notification.

(b) R/105/24/PL - Change of use of part of existing Pavilion to hot food takeaway. This application is in CIL Zone 4 (zero rated) as other development - Princess Marina House, 57-59 Seafield Road, Rustington

The Committee AGREED to raise no objection to this application, subject to the local Planning Authority including a condition in any permission granted, that the Applicant must provide and service a sufficient number of external litter bins within close proximity of the site.

(c) R/97/24/PL - Erection of 3 No. two-storey residential dwellings, landscaping and associated works. This application is in CIL Zone 4 and is CIL liable as new dwellings. This application may affect the setting of a listed building and the character and appearance of the Rustington conservation area - 66 The Street, Rustington

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

- (i) The proposal represents a severe over development of the site
- (ii) The three new properties appear to be crammed onto the plot available (no obvious dimensions given), which is in conflict with the Rustington Neighbourhood Plan Policy 2
- (iii) The two-storey buildings would adversely affect the visual amenities and enjoyment of the occupiers of the apartments at the western end of the neighbouring Pegasus Court. Also, at certain times of the year, shadowing would particularly adversely affect the ground floor apartments. This is also in conflict with Policy 2 of the Rustington Neighbourhood Plan
- (iv) To prevent overlooking, the only clear first floor windows face east with their outlook being the wall of the adjoining property
- (v) The proposal would be over-bearing and cause a serious loss of light and privacy for the occupiers of the neighbouring property to the west, namely The Manor House in The Street, and Nos. 1, 2 and 3 Manor Gardens
- (vi) The proposal would most definitely result in standing vehicles being parked in an already busy, narrow service road, with restricted manoeuvrability, a cul-de-sac with no turning facility, frequented by heavy duty goods vehicles servicing the adjacent retail units at all times of the day. It would be severely detrimental to the safety and free-flow of traffic, and would further add to the risks for highway users to an unacceptable degree. Large stationary vehicles, both during the construction phase and ongoing, would also seriously adversely affect deliveries to the retail units and the parking at the end of the cul-de-sac
- (vii) The provision of only one parking space per three-bedroom property is below the minimum requirement contained in the parking standards for both Arun District Council and the

West Sussex County Council (two spaces per property plus 20% for visitors). This shortfall is also in conflict with Policy 2 of the Rustington Neighbourhood Plan. It should be noted that there is no on-street parking available on the public highway in close proximity to the site

- (viii) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the hazards for road users at this location
- (ix) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely The Street, which is the main thoroughfare through the Village, in close proximity to its junction with Sea Lane. This would also add to the risks for highway users to an unacceptable degree
- (x) The proposal would, therefore, most definitely increase the pressure for on-street parking, in an already extremely congested area, where any type of parking provision is almost non-existent (in conflict with Arun District Local Plan Policy TDM2).

The Committee also AGREED a Neighbour Notification.

(d) R/114/24/CLE - Lawful development certificate for the use of an existing attic bedroom and en-suite shower room - Rossida, Stonefields, Rustington

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

(e) A/94/24/DOV - Application to enter a Deed of Variation to modify the Section 106 dated 7th October 2022 linked to A/129/21/PL (APP/C3810/W/22/3298192) in relation to Schedule 1, Part B: affordable housing - Rustington Golf Centre, Golfers Lane, Angmering

The Clerk advised the Committee that she had previously circulated email correspondence with Angmering Parish Council in this regard.

She said that the Angmering Parish Council had objected as follows:-

The Planning Inspector at both Appeal A and B on 6-13 September 2022 clearly stated:-

Planning Balance (52)

“In October 2021 there were 1,163 households in housing need on the Council’s housing register. The proposed affordable homes would be of significant social benefit in helping to address that need. I give substantial weight to the proposed market housing and further substantial weight to the affordable housing in both appeals.”

APC feels that the Inspector’s Statement still holds strength and is still applicable today therefore APC strongly object to this application and therefore requests refusal by ADC.

Following a brief discussion, the Committee AGREED to object to the application in the same vein as the Angmering Parish Council, highlighting concern for the need to mitigate the loss of housing to a greater degree.

It was also AGREED that the Council’s representation should refer to the fact that it was highly likely that without the affordable homes, the Appeal would have been refused, particularly as it was now known that there had been an increase in the housing waiting list to over 2,000 families.

**60/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS
FOR A PROPOSED USE OR DEVELOPMENT**

- (a) R/115/24/CLP - Lawful development certificate for a single storey rear extension -
53 Mill Lane, Rustington**
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The Committee NOTED this application, but AGREED a Neighbour Notification.

- (b) R/116/24/CLP - Lawful development certificate for the proposed removal of the existing
conservatory to be replaced with a single storey rear extension and the erection of a log cabin -
15 Mill Lane, Rustington**
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The Committee NOTED this application, but AGREED to asked the local Planning Authority to attach a condition to any permission granted, that the detached residential annexe must be ancillary to the main dwelling, and not for commercial purposes.

The Committee also AGREED a Neighbour Notification.

**61/24 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF
PROCEEDINGS**

Councillor Warren advised the Committee that there were no Rustington applications to be considered at the next Meeting of the Planning Committee on 10 July 2024.

The Committee NOTED this information.

Chairman: **Date:**