

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 29 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

62/24 APOLOGIES FOR ABSENCE

There were no apologies for absence.

63/24 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

64/24 MINUTES

The Minutes of the Meeting held on 1 July 2024 were signed by the Chairman as a correct record.

65/24 MATTERS ARISING FROM THE MINUTES

- (a) **West Sussex County Council - Town & Country Planning Act 1990 - Town and Country Planning (Development Management Procedure) (England) Order 2015 - Application made under Regulation 3 - WSCC/017/24 - Retrospective application for the 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) - Summerlea County Primary School, Windsor Drive, Rustington**
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The Clerk referred to Minute 54/24 and reported the receipt of a notification from the West Sussex County Council that planning permission in respect of this application had been granted conditionally.

The Committee NOTED this information.

66/24 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/98/24/HH - Erection of detached accommodation for relative/carer -
11 Brookside Avenue**

**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**

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 had been approved:-

R/87/24/CLE - Lawful development certificate for the like-for-like replacement for 3 No. existing windows - 8 Strand Court, Harsfold Road

R/90/24/CLE - Lawful development certificate for the like-for-like replacement of 5 No. windows and 2 No. doors - 21 Strand Court, Harsfold 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/99/24/CLP - Lawful development certificate for the proposed construction of a loft room with bathroom, a hip to gable conversion and rear dormer - 61 Worthing Road

The Committee NOTED this information.

67/24 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/121/24/HH - Hip to gable loft conversion to habitable use including installation of 1 No. rear dormer and 1 No. front rooflight - 2 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/122/24/PL - Raising of garage roof and conversion to room - 15 Hobbs Way, Rustington**

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

- (c) **R/124/24/HH - Single storey side and rear extension - 3 Harsfold Road, Rustington**

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

- (d) **R/131/24/T - Fell 1 No. Cherry (T1). Fell 1 No. Silver Birch (T2) - 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.

- (e) **R/129/24/HH - Part single, part two storey rear extension, first floor front extension, new front porch canopy, roof alterations and installation of side windows, following demolition of existing bay window and previous extensions - 21 Mill Lane, Rustington**

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

- (f) **R/133/24/HH - Convert integral garage into habitable space - 10A Park Drive, Rustington**

The Committee AGREED to raise no objection to this application.

68/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/125/24/CLP - Lawful development certificate for a proposed rear dormer, front Velux roof lights and rear extension - 9 Dawtrey Close, Rustington**

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

- (b) **R/136/24/CLP - Enlargement of existing roof conversion with new staircase location, hip to gable roof conversion, larger rear dormer and additional roof lights. Garden buildings, replacement of existing garage with larger garage set further back into garden - 12 Hobbs Way, Rustington**

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

- (c) **R/139/24/TC - 2 No. Lime Trees (T1, T2) pollard back to previous points - Lime Tree Cottage, 43 The Street, Rustington**

The Committee NOTED this application.

- (d) **R/126/24/PDH - Notification under extended permitted development rights for a single storey rear extension with flat roof and tiled fascia measuring 5.5 metres from beyond the rear wall of the dwelling house, with a maximum height of 3.7 metres and an eaves height of 2.9 metres - 21 Ruston Avenue, Rustington**

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

69/24 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that the Agenda for the next Meeting of the Planning Committee was scheduled for 7 August 2024.

The Committee NOTED this information.

- 70/24 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**

Councillor Warren reminded the Committee that it had objected to the above application on a number of grounds including insufficient onsite parking and severe problems associated with a busy multi-use narrow access road. He reported that there had also been a number of other objections registered with the local Planning Authority from Pegasus Court and local businesses, along similar lines.

He said that it had been most concerning to note the response from the Highway Authority (West Sussex County Council) to the application which quoted that there had been no accidents at the junction with the service road and The Street in the last five years, and that access for delivery and servicing was anticipated to continue as currently and the shortfall of four car parking spaces onsite could be accommodated on street in nearby roads. Therefore, in its opinion, the proposal would not have an unacceptable impact on the highway network.

He advised that this information was of great concern as it meant that the local Planning Authority could, if it so wished, ignore any objections associated with parking or access when considering this application.

The Committee was concerned to NOTE this information.

Chairman: Date: