

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 19 August 2024

**PRESENT:** Councillors J Ceiriog-Hughes (Chairman), J Bennett (In the Chair for part of Meeting), Mrs A Cooper, A Cooper, R Grevett and Ms M Revell

**In attendance:** Councillors D Rogers and Mrs C Stevens, Mrs C Ward (Clerk of the Council), Mrs Harris (Finance Manager/RFO) and Ms R Costan (Deputy Clerk)

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**During the Public Question Time held prior to the Meeting, representations were received from a number of the occupiers/proprietors of neighbouring properties in close proximity to the site of Planning Application No: R/138/24/HH (Minute 75/24 refers).**

#### **71/24 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Lee (Holiday) and Warren (Personal). These apologies were accepted by the Committee.

#### **72/24 DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Mrs Cooper declared a personal interest in Minute 75/24. She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **73/24 MINUTES**

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

#### **74/24 CHANGE TO ORDER OF ITEMS ON THE AGENDA**

The Council AGREED to vary the order of the Agenda by considering the following Planning Application from Agenda Item 7 as the next item.

**Prior to consideration of the following application, the Chairman reminded the Committee of both the representations received during the Public Question Time held prior to the Meeting, and the formal representations, which had been previously circulated.**

*(Councillor Mrs Cooper declared a personal interest in her capacity as the West Sussex County Council Member responsible for this area of Rustington)*

#### **75/24 R/138/24/HH - INCREASE TO ROOF HEIGHT OF 1 METRE, HIP TO GABLE ROOF EXTENSION AND REAR DORMER TO CREATE A LOFT CONVERSION, FIRST FLOOR REAR EXTENSION AND SINGLE STOREY REAR EXTENSION - 113 SEA LANE, RUSTINGTON**

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

- (i) The proposal, to increase the height of the roof by one metre, plus the height of the rear dormer, would not be subservient to the original building and, as such, would have an overbearing effect on the properties to the North, East and South, namely 3 to 15 Shaftesbury Road, 1 and 2 Abbotswood Walk, 3, 4 and 5 Heron's Court Close, 111a, 111b, 111c and 115 Sea Lane.

This would most certainly adversely affect the peaceful enjoyment and amenities of the occupiers of the aforementioned properties to an unacceptable degree. The Southern end of the rear dormer is only one metre in from the side boundary, and this further accentuates the domineering effect this would have on the neighbouring properties

- (ii) The proposal for hip to gable extensions on both sides would be totally out of character and detrimental to the street scene of Sea Lane
- (iii) The proposal, which would be significantly higher than all of the adjacent properties, would present an over-bearing and unsympathetic appearance for the occupiers of those properties, in particular, which would result in a loss of privacy by reason of overlooking, loss of light and would, most certainly, be detrimental to their visual amenities and quiet enjoyment
- (iv) The proposal by reason of its height and mass would, therefore, present an over-dominant appearance and have a detrimental effect on the appearance of the street scene. It would most certainly be in conflict with Policy 2 (4.10, 4.11 and 4.12) of the Rustington Neighbourhood Plan
- (v) The proposal to expand the property to contain at least six bedrooms would attract additional standing vehicles on the already congested Sea Lane which would most certainly add to the hazards of highway users at this point
- (vi) With limited parking on site, the increase in the number of resident vehicles would not be able to be accommodated within the confines of the property and, therefore, would utilise the highway on a permanent basis, resulting in a loss of parking amenities for other householders, particularly at the entrance to Shaftesbury Road.

The Committee also AGREED a Neighbour Notification.

**The Chairman, Councillor Ceiriog-Hughes, left the Meeting at this juncture, and Councillor Bennett assumed the role of Chairman for the remainder of the Meeting.**

#### **76/24        PRESENTATION FROM CHURCHILL LIVING ON ITS PROPOSALS FOR THE WINDMILL INN PUBLIC HOUSE**

The Committee received a Presentation from Mr Ben Smith, Design Director and Ms Lauren Bishop, Planning Consultant, Churchill Living, on the Company's design proposals for the development of The Windmill Inn Public House and the adjacent residential property, as a non-assisted Retirement Living Scheme of apartments and cottages.

Following the Presentation, Mr Smith and Ms Bishop responded to several questions from Members and the Chairman of the Meeting expressed his thanks and appreciation to them both, on behalf of the Committee, for providing a most interesting and informative Presentation in this regard.

#### **77/24        LOCAL PLANNING AUTHORITY DECISIONS**

- (a) 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 granted conditionally:-

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

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 approved:-

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

The Committee NOTED this information.

(c) 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/115/24/CLP - Lawful development certificate for a single storey rear extension - 53 Mill Lane**

**R/116/24/CLP - Lawful development certificate for the erection of a log cabin - 15 Mill Lane**

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

**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**

The Committee NOTED this information.

#### **78/24 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/141/24/A - Installation of 1 No. sign - 18-20 Ash Lane, Rustington**

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

(b) **R/100/24/HH - Single storey rear extension, including a new soakaway in the garden following the demolition of existing extensions - 53 Mill Lane, Rustington**

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

#### **79/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

(a) **R/140/24/CLP - Lawful development certificate for proposed doors and pergola - 21 Ruston Park, Rustington**

The Committee NOTED this application and AGREED a Neighbour Notification.

#### **80/24 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS**

The Clerk advised the Committee that the Meeting of the Planning Committee was scheduled for 11 September 2024, but the Agenda was not yet available.

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