

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 9 September 2024

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

In attendance: Councillor Mrs C Stevens

81/24 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Ceiriog-Hughes (Personal). This apology was accepted by the Committee.

82/24 RESIGNATION OF CHAIRMAN OF THE COMMITTEE - COUNCILLOR J CEIRIOG-HUGHES

The Clerk reported the receipt of a letter of resignation, as Chairman of the Committee, from Councillor Ceiriog-Hughes, due to ongoing and long-term health issues, together with personal commitments.

The Committee NOTED this information with regret but understanding and recorded its thanks and appreciation to Councillor Ceiriog-Hughes for all of his hard work and efforts during his time as Chairman of the Committee.

83/24 ELECTION OF CHAIRMAN

It was Proposed and Seconded that Councillor Ms Revell be elected Chairman of the Committee until the Annual Meeting in 2025.

The Council RESOLVED that Councillor Ms Revell be elected Chairman of the Committee until the Annual Meeting in 2025.

84/24 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 87/24(b). She remained in the Meeting during consideration of this item and took part in the discussion but not the vote thereon.

85/24 MINUTES

The Minutes of the Meeting held on 19 August 2024 were signed by the Chairman as a correct record.

86/24 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/122/24/HH - Raising of garage roof and conversion to room - 15 Hobbs Way**
- R/124/24/HH - Single storey side and rear extension - 3 Harsfold Road**
- 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**
- R/133/24/HH - Convert integral garage into habitable space - 10A Park Drive**

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 received no objection:-

R/131/24/TC - Fell 1 No. Cherry (T1). Fell 1 No. Silver Birch (T2) - Willowhayne Mews, Preston Paddock
R/139/24/TC - 2 No. Lime Trees (T1, T2) pollard back to previous points - Lime Tree Cottage, 43 The Street

The Committee NOTED this information.

87/24 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/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 reiterate its objections in respect of the previous, almost identical, application on this site 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 that the local Planning Authority Planning Officers and Members of the Planning Committee should be requested to undertake a Site Visit before making a decision in respect of this application.

The Committee then AGREED a Neighbour Notification.

(Prior to consideration of the following item Councillor Mrs Cooper had declared a personal interest, in her capacity as a West Sussex County Councillor)

- (b) R/143/24/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement apartments and 3 No. retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (Zero Rated) as other development - The Windmill Inn and 34 Mill Lane, Rustington**
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Following detailed consideration, the Committee AGREED that the following observations/objections should be made in respect of this application:-

- (i) The application states that between 1 in 3 and 1 in 4 of the 28 apartments in the main block will have use of a car requiring between 7 and 9 on-site parking bays. There is therefore considerable concern that only 10 bays will be provided with staff, visitors and work vehicles to additionally cater for
- (ii) Entrance to the complex will be via a 6 metres wide in/out access which immediately meets a 3-car length lay-by on Mill Lane. It would, therefore, cause a loss of this highway parking facility, and will most definitely increase the pressure for on-street parking on this already extremely congested and busy section of the public highway
- (iii) Mill Lane is extremely busy (as it is the main route into Rustington from the A259) and often involves tailbacks from the A259 to the Windmill roundabout and beyond. It would, therefore, be dangerous to allow traffic to turn right exiting from the site and appropriate signage would need to be installed. There should, in the interests of public health and safety, most definitely be no right turn permitted when exiting the development
- (iv) It is stated in the application that shopping locally is to be encouraged and that the nearest shops in the Worthing Road are only two minutes away when walking. This is far from the truth since it is almost impossible to cross Mill Lane North of the Windmill roundabout due to the lack of dropped kerbs, no central reservation and a high level of traffic

- (v) It must also be remembered that elderly people have to be considered. The only possible route is by walking South of the roundabout (opposite No. 24) where there is a driveway and a central reservation followed by a further walk down the Worthing Road and crossing at the pedestrian lights. This would be an overall distance of 250 metres for the elderly residents and utilizes a driveway to a private residence which isn't preferable. It should also be mentioned that the service road in front of the shops rarely has space available for additional car parking during the day
- (vi) As mentioned above, the access to the closest local shops involves walking a considerable distance and a journey to the Village Centre would have to be made by taxi or resident organised group travel. The only bus available within walking distance is the Number 12, which only has a very limited service and faces an uncertain future. It could be that residents would have to retain a greater number of vehicles than the provision currently made, which would put more pressure on the proposed on-site parking. It is questioned as to whether this location is sensible for housing of the nature proposed, namely retirement living
- (vii) The proposal does not make sufficient provision for Electric Scooters/Buggy Parking.

The Committee also AGREED a Neighbour Notification.

(c) R/153/24/HH - Single storey flat roofed rear extension - 21 Ruston Avenue, Rustington

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

Councillor Bennett joined the Meeting at this juncture.

(d) R/154/24/PL - Installation of new driveway and drop kerb - 34 Shaftesbury Road, Rustington

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

(e) R/158/24/PL - Removal of covered area and erection of single storey side extension and porch with internal alterations to create a female changing area to include vertical cladding to existing building on South and part East and West elevations. This application is in CIL Zone 4 (Zero Rated) as other development - Rustington Sports and Social Club, Jubilee Avenue, Rustington

The Committee AGREED to raise no objection to this application.

(f) R/155/24/HH - Alteration of front porch/entrance; removal of WC/rear porch structure; internal and external alterations, including replacement of roof covering and windows; removal of existing garage; and construction of new garage - 49 Sea Avenue, Rustington

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

(g) R/167/24/PL - Conversion of ground floor site management office into 1 No. 1 bedroom self contained flat and convert existing single storey extensions into a mobility scooter store and maintenance store. This application is in CIL Zone 4 (Zero Rated) as other development - Oak View, 1 Oakhurst Gardens, Rustington

The Committee AGREED to raise no objection to this application.

88/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

(a) R/161/24/TC - 1 No. Beech tree (T1) crown reduction to height 7.5 metres, spread 4.5 metres (This tree stands in the Station Road Conservation Area) - Flint Cottage, Station Road, East Preston

The Committee NOTED this application.

**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 to be held on 11 September 2024.

The Committee NOTED this information.

Chairman: **Date:**