

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 7 October 2024

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

**In attendance:** Councillor Mrs C Stevens

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*Prior to the formal proceedings of the Meeting, a representation was received, during the Public Question Time, from the occupier of a neighbouring property to application No. R/164/24/HH - Proposed detached annex - 22 Cudlow Avenue, Rustington. The individual raised concerns in respect of certain aspects of the application.*

#### **90/24      APOLOGIES FOR ABSENCE**

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

#### **91/24      DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Cooper declared a personal interest in Minute 95/24 (A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of Listed Buildings - Land West of Bewley Road, Angmering, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **92/24      MINUTES**

The Minutes of the Meeting held on 9 September 2024 were signed by the Chairman as a correct record.

#### **93/24      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/100/24/HH      - Single storey rear extension, including a new soakaway in the garden following the demolition of existing extensions - 53 Mill Lane**
- R/141/24/A      - Installation of 1 No. sign - 18-20 Ash Lane**
- 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**

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 was required:-

**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**

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/140/24/CLP - Lawful development certificate for proposed doors and pergola - 21 Ruston Park**

The Committee NOTED this information.

- (d) The Clerk reported that she had previously circulated a notification received from the local Planning Authority, advising that prior approval in respect of the following application was not required:-

**R/145/24/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 5 metres from beyond the rear wall of the original dwelling house, with a maximum height of 2.8 metres and an eaves height of 2.4 metres - 3 Preston Avenue**

The Committee NOTED this information.

- (e) 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 withdrawn:-

**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**

The Committee NOTED this information.

- (f) 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 subject to conditions and a Planning Obligation:-

**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**

The Committee NOTED this information.

## **94/24 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/165/24/HH - Single storey rear extension, installation of side window and internal remodelling - 14 Frobisher Way, Rustington**

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

*Prior to consideration of the next item, the Chairman reminded Members of the Representation received prior to the formal business of the Meeting in respect of the following Application*

**(b) R/164/24/HH - Proposed detached annex - 22 Cudlow Avenue, Rustington**

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

- (i) The proposal for a large annex to be sited at the rear of the garden of this property would leave an extremely small gap of 200 mm between the building and the boundaries on both the west and north sides. This would adversely affect the ability of the occupiers of the adjacent properties, namely No. 24 Cudlow Avenue and Kenmore House to access their boundary fences, either to replace them or undertake any necessary maintenance. It would also render it impossible for the fence behind the garage at the neighbouring property, namely Kenmore House, to be accessed for similar purposes.

The Committee also AGREED that, should the local Planning Authority be minded to grant permission for this application, then it should be requested to attach a condition in respect of the use of the annex to ensure that it remained ancillary to the main property both now and for the future.

The Committee also AGREED a Neighbour Notification.

**(c) R/166/24/HH - Single storey front extension - 31 Albert Road, Rustington**

The Committee AGREED to raise no objection to this application,

*(Prior to consideration of the following item, Councillor Cooper had declared a personal interest, in his capacity as an Arun District Councillor for Angmering)*

**95/24      A/154/24/OUT - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS FROM BEWLEY ROAD) FOR THE CONSTRUCTION OF UP TO 190 NO. RESIDENTIAL DWELLINGS AND A COMMUNITY BUILDING (USE CLASS E (D, E) OR F2(B)), TOGETHER WITH THE PROVISION OF OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN, MAY AFFECT A PUBLIC RIGHT OF WAY, MAY AFFECT THE CHARACTER AND APPEARANCE OF THE ANGMERING CONSERVATION AREA AND MAY AFFECT THE SETTING OF LISTED BUILDINGS - LAND WEST OF BEWLEY ROAD, ANGMERING**

The Clerk reminded the Committee that she had previously circulated an email, together with supporting documentation, received from the Clerk of Angmering Parish Council, requesting the Council's support for its objections to this application.

Following a brief discussion, the Committee AGREED that the following representation should be made to the local Planning Authority in respect of this application:-

'My Council wholeheartedly supports Angmering Parish Council's objections to this large housing application (copy attached). It is particularly concerned regarding the loss of high-grade farmland, as this application is outside of the built-up area of Angmering. My Council is also extremely worried about the effect the proposed development will have on residents of Bewley Road, should this be the single point of access to the development.'

**96/24           NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR  
A PROPOSED USE OR DEVELOPMENT**

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**(a)   R/156/24/CLP - Lawful development certificate for a proposed outbuilding - 37 Cove Road,  
Rustington**

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

**(b)   R/157/24/CLP - Lawful development certificate for a proposed access from  
Chanctonbury Road - 37 Cove Road, Rustington**

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The Committee NOTED this application and AGREED that the Local Planning Authority's attention should be drawn to the fact that it was understood the strip of land in Chanctonbury Road, over which access would be required to be used for the proposed new outbuilding, was owned by The Timbers Estate Trust, on a Leasehold basis from George Wimpey & Co Limited. It was also understood from the Trust that it would not, under any circumstances, be agreeable to permitting any such access.

The Committee also AGREED a Neighbour Notification.

**(c)   R/169/24/TC - 1 No. Yew tree (T1) crown reduction to height 4.5 metres, spread 4.5 metres.  
(This tree stands in the Station Road Conservation Area) - Yew Tree Cottage, Station Road,  
East Preston**

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The Committee NOTED this application.

**97/24           ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF  
PROCEEDINGS**

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Councillor Warren advised the Committee that the Agenda for the next Meeting of the Planning Committee which was scheduled to be held on 16 October 2024, had yet to be published.

The Committee NOTED this information.

**98/24           PROPOSED ADDITIONAL BEACH HUTS - GREENSWARD IN FRONT OF THE  
OVERSTRAND ESTATE**

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Councillor Cooper reported that the Agenda and associated documentation for the Arun District Council's Economy Committee Meeting scheduled to be held on 22 October 2024 was due to be published on 8 October 2024.

He said that the proposal for additional beach huts at several locations across the District, including the Greensward in front of the Overstrand Estate, would be being considered as an Agenda Item at the aforementioned Meeting.

The Clerk said that she would notify all of the individuals who had made representations to the Council in this regard, as soon as the Agenda was listed as being available on the District Council's Website.

**There being no further business, the Meeting concluded at 6.47 pm**

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