

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 28 October 2024

PRESENT: Councillors J Bennett (In the Chair), Mrs A Cooper, A Cooper, G Lee, Mrs C Stevens and P Warren

In attendance: Councillor D Rogers

99/24 CHAIRMAN OF THE MEETING

In the absence of Councillor Ms Revell, the Chairman of the Committee, and Councillor Grevett, Vice-Chairman, Councillor Bennett Chaired the Meeting.

100/24 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ceiriog-Hughes (Personal), Grevett (Holiday) and Ms Revell (Holiday). These apologies were accepted by the Committee.

101/24 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 104/24(d) (R/184/24/A - Installation of 1 No. internally illuminated totem sign, following the removal of existing sign - Land adjacent 29 Churchill Parade, Churchill Court, The Street, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

Councillor Cooper declared a personal interest in Minute 104/24(d) (R/184/24/A - Installation of 1 No. internally illuminated totem sign, following the removal of existing sign - Land adjacent 29 Churchill Parade, Churchill Court, The Street, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

102/24 MINUTES

The Minutes of the Meeting held on 7 October 2024 were signed by the Chairman as a correct record.

103/24 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/153/24/HH - Single storey flat roofed rear extension - 21 Ruston Avenue**
- 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**
- R/164/24/HH - Proposed detached annex - 22 Cudlow Avenue**
- R/165/24/HH - Single storey rear extension, installation of side window and side rooflight, installation of solar panels and internal remodelling - 14 Frobisher Way**
- 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**

R/169/24/T - 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

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/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 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/157/24/CLP - Lawful development certificate for a proposed access from Chanctonbury Road - 37 Cove Road

The Committee NOTED this information.

(d) 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/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

The Committee NOTED this information.

104/24 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/179/24/HH - Hip to gable loft conversion with rear dormer, and roof lights on West elevation - 43 Jubilee Avenue, Rustington**

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

(b) **R/180/24/A - Installation of 1 No. vinyl graphic sign to window - 1-3 Broadmark Lane, Rustington**

The Committee AGREED to raise no objection to this application.

(c) **R/178/24/HH - Enlargement of existing roof conversion with hip to gable, larger side dormer, additional front roof lights and relocate side window to front. Demolition of existing garage and sheds, and replace with new garage - 12 Hobbs Way, Rustington**

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

(Prior to consideration of the following item Councillors Mrs Cooper and Cooper had declared a personal interest as a Director and the Proprietor, respectively, of one of the businesses being advertised on the proposed totem sign)

- (d) **R/184/24/A - Installation of 1 No. internally illuminated totem sign, following the removal of existing sign - Land adjacent 29 Churchill Parade, Churchill Court, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/193/24/T - 1 No. Copper Beech (T1) crown lift on the Southern side to give a 5 metre ground clearance and various works to the crown (including removal of deadwood) to leave a North to South spread of 15 metres. 1 No. Silver Birch (T2) removal of lowest north facing branch and crown reduction to leave a height of 6.5 metres, North to South spread of 6 metres and East to West spread of 5 metres - 29 Bushby Avenue, Rustington**

The Committee AGREED to raise no objection to this application, subject to approval by the local Planning Authority's Arboriculturist.

105/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/191/24/TC - Removal of 1 No. Horse Chestnut Tree - The Street, Rustington**

The Committee NOTED this application.

- (b) **R/196/24/CLP - Lawful development certificate for the proposed use of land to station a mobile home granny annexe for use incidental to the main dwelling - 21 Mill Lane, Rustington**

The Committee NOTED this application and AGREED that, whilst it would not normally submit any comments to the local Planning Authority in respect of Lawful Development Certificate Applications, in this instance, where the proposed large annexe appeared to cover the full width of the garden, with no boundary distance shown, its extreme concern in respect of the height of the building (Internal Height 3.05 metres, External (Proposed Elevation) 3.57 metres - 0.52 metres difference - with padstones and a 'skirt'), together with the windows overlooking on two sides of the proposed annexe, should be drawn to the attention of that Authority.

The Committee further AGREED that the local Planning Authority's attention should be drawn to the most controversial Planning Application No: R/89/21/HH - 74 The Martlets, where a similar annexe was erected.

The Committee concluded that the local Planning Authority should also be asked to consider and agree that this application should not be treated as a Lawful Development Certificate application, but instead should be the subject of a full Planning Application.

The Committee AGREED a Neighbour Notification.

106/24 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that the Agenda for the next Meeting of the Planning Committee which was scheduled to be held on 13 November 2024, had yet to be published.

The Committee NOTED this information.

**107/24 PROPOSED CHANGE OF MEETING DATE FROM 2 DECEMBER 2024 TO
9 DECEMBER 2024**

The Committee AGREED that the Committee Meeting scheduled to take place on 2 December 2024 should be rescheduled to be held on 9 December 2024.

There being no further business, the Meeting concluded at 8.50 pm

Chairman: Date: