

# RUSTINGTON PARISH COUNCIL

## PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 9 December 2024

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

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### **118/24 CHAIRMAN OF THE MEETING**

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

### **119/24 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bennett (Work Commitment), Grevett (Holiday) and Ms Revell (Indisposition). These apologies were accepted by the Committee.

### **120/24 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

### **121/24 MINUTES**

The Minutes of the Meeting held on 11 November 2024 were signed by the Chairman of the Meeting as a correct record.

### **122/24 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/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**
- R/179/24/HH - Hip to gable loft conversion with rear dormer, and roof lights on West elevation - 43 Jubilee Avenue**
- R/180/24/A - Installation of 1 No. vinyl graphic sign to window - 1-3 Broadmark Lane**
- 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**
- 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**

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 not required:-

**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**

The Committee NOTED this information.

**123/24 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/204/24/A - Installation of 2 x signs. (Retrospective). This application affects the setting of a listed building - Land at Rustington Convalescent Home, Sea Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/212/24/PL - Replacement of windows - 19 Sutherland Close, Rustington**

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

- (c) **R/216/24/T - Reduce two large East facing limbs by 1 metre to 1 No. Monterey Pine, crown lift roadside to 5 metres and reduce large East facing limb by 1.5 metres to 1 No. Horse Chestnut, remove three lowest branches on major East facing limb and crown lift to 5 metres over roadside to 1 No. Monterey Cypress and remove South West facing limb to 1 No. Black/Austrian Pine - Multiple Locations on Sea Estate, Rustington**

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

- (d) **R/218/24/PL - Flat roof extension over single storey building below - Denewood, First Floor Flat, 74 Woodlands Avenue, Rustington**

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

- (e) **R/168/24/PL - Install patio doors to enclose the current open balcony area - Climping Court, Flat 12, Rackham Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/223/24/PL - Demolition of existing pair of garages and erection of a three-bay car port with 1 No studio flat (use class C3) above. This application is in CIL Zone 4 (zero rated) as apartments - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington**

The Committee AGREED to raise no objection to this application, subject to the proposed studio flat above the car port, housing EV Charging Points, being fully compliant with all Fire and Safety Regulations.

The Committee also AGREED a Neighbour Notification.

**124/24 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/228/24/TC - Fell 1 No. Pear tree (T3), 0.5 metre radial reduction from 5 metres to 4.5 metres and height reduction from 9 metres to 8.5 metres to 1 No. Ilex Oak (T1), re-pollard back to previous points with a 5 metre height reduction from 10 metres to 5 metres and up to 3 metre radial reduction from 5 metres to 2 metres to 1 No. Willow (T4), 2 metre height reduction from 11 metres to 9 metres and 1 metre radial reduction to tidy North side, from 4 metres to**

**3 metres to Beech tree group (TG1), 1.5 metre height reduction from 5.5 metres to 4 metres and 1 metre radial reduction on East side from 3.5 metres to 2.5 metres to Beech Hedge (H1 and H2), 1 metre radial reduction on East side from 3 metres to 2 metres (for drive access) to Beech Hedge (H3) and 1.5 metre height reduction from 4 metres to 2.5 metres to clear from neighbouring thatched roof to the West to Beech Hedge (H4) within the Station Road, East Preston Conservation Area - Manor Cottage, Station Road, Rustington**

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

**125/24      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 18 December 2024, contained no Rustington Applications. He said that the application in respect of The Windmill Inn should be included on the Agenda for the next Meeting in January 2025.

The Committee NOTED this information.

**126/24      PLANNING COMMITTEE MEETING - 16 DECEMBER 2024**

The Committee NOTED and AGREED that the next Meeting scheduled to be held on 16 December 2024 should be cancelled.

**There being no further business, the Meeting concluded at 6.23 pm.**

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