

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 27 January 2025

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

In attendance: Councillor D Rogers

8/25 APOLOGIES FOR ABSENCE

There were no apologies for absence.

9/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

10/25 MINUTES

The Minutes of the Meeting held on 6 January 2025 were signed by the Chairman as a correct record.

11/25 MATTERS ARISING FROM THE MINUTES

- (a) **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**

Councillor Warren referred to the above application and advised the Committee that, whilst it had raised no objection, permission had been refused by the local Planning Authority. He said that the main grounds for this decision were as follows:-

The proposed Car Port and Studio Flat, by reason of its siting, scale, height and design, would appear unduly prominent within the street scene of Broadmark Avenue and Broadmark Lane. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the street scene. The proposed development is contrary to Arun Local Plan Policies D DM1 and D SP1 and Rustington Neighbourhood Plan Policy 2.

The Committee NOTED this information.

12/25 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/168/24/PL - Install patio doors to enclose the current open balcony area - Climping Court, Flat 12, Rackham Road**
- R/218/24/PL - Flat roof extension over single storey building below - Denewood, First Floor Flat, 74 Woodlands Avenue**
- R/225/24/PL - Garden room to the rear play area to create extra space for an arts and crafts room. This application is in CIL Zone 4 (zero rated) as other development - Little Stars Playgroup, Ascot Way**

R/230/24/T - 2 metre height reduction from 11 metres to 9 metres, 1.5 to 2 metre radial reduction on North, East and West aspect from 5.5 metres to 3.5 metres and a 0.5 metre radial reduction on South side from 3.5 metres to 3 metres to 1 No Beech (T1) - Trafalgar Court, Woodlands 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 had been approved:-

R/219/24/T - Fell 1 No. Cypress (T1) to near ground level - 1 The Limes

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 received no objection:-

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

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/231/24/T - Crown reductions to 2 No. Poplars (T1 and T2) to leave heights of 11 metres and radial spread of 3 metres - Cowdray Walk, Cowdray Drive

The Committee NOTED this information.

13/25 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/236/24/HH - Single storey rear extension - 49 Conbar Avenue, Rustington**

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

- (b) **R/1/25/T - Crown reduction to 1 No. Sycamore (T1) to leave a northerly radial spread of 3.5 metres, an easterly radial spread of 4 metres, a southerly radial spread of 3 metres, a westerly radial spread of 4 metres and a height of 14 metres - Knightscroft House, Sea Lane, Rustington**

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

- (c) **R/224/24/PL - Demolition of existing building and erection of 4 No. commercial units with associated access, parking and landscaping works. This application is in CIL Zone 4 (zero rated) as other development - Unit 2 Brookside Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

- (d) **R/235/24/HH - Two storey rear and first floor side extensions, front porch canopy and alterations to fenestration - 14 Preston Avenue, Rustington**

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

- (e) **R/239/24/PL - Demolition of existing building (facing Brookside Avenue) and redevelopment of the rear of the site for office use, with ancillary storage facilities and landscaping falling within Class E. This application is in CIL Zone 4 and is zero rated as other development - Condair Building, Artex Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/5/25/HH - Single storey front porch extension and conversion of garage to habitable use. Conversion of loft to habitable use, including the installation of front and rear flat roof dormers and pitched roof side windows. Alterations to fenestration/openings. Installation of white render and cladding to external walls. Demolition of existing rear conservatory and sunroom, and removal of 2 No. chimney stacks - 35 Glenville Road, Rustington**

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

- (g) **R/6/25/HH - Proposed new side gate access with a new brick pier to property frontage - Springfield House, 5B Springfield Close, Rustington**

The Committee AGREED to raise no objection to this application.

14/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that there had been no Rustington applications considered at the Meeting of the Planning Committee held on 15 January 2025.

He said that a Special Meeting of the Committee was scheduled to be held on 29 January 2025 at which the following Application was due to be considered:-

BE/134/22/OUT - Outline application with all matters reserved except access for demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior living accommodation (Use Classes C2/C3), employment floor space (Use Classes B2/B8/C1/E), retail and community floorspace (Use Classes E/F2/Sui Generis), a three-form entry primary school and spine road plus associated open space, landscaping, drainage and all other associated ancillary works. This application also lies within the parish of

Pagham, may affect the setting of a listed building, affects a Public Right of Way, falls within strategic site SD3 and is subject to an Environmental Statement - Land West of Bersted

He then reported that the following Rustington application was anticipated to be considered at the Planning Committee Meeting scheduled to be held on 19 February 2025:-

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

The Committee NOTED this information.

15/25 WSALC INTRODUCTION TO PLANNING TRAINING SESSION

Councillor Mrs Stevens reported on her attendance at a WSALC Introduction to Planning Training Session on 15 January 2025. She said that she had found the Session to be most interesting and informative.

There being no further business, the Meeting concluded at 9.10 pm.

Chairman: Date: