

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 29 April 2019

**PRESENT:** Councillors R Grevett (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, T Field, J Street and P Warren

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#### **49/19            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bennett (Personal Commitment) and Mrs Partridge (Personal Commitment). These apologies were accepted by the Committee.

#### **50/19            DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **51/19            MINUTES**

The Minutes of the Meeting held on 15 April 2019 were signed by the Chairman as a correct record.

#### **52/19            MATTERS ARISING FROM THE MINUTES**

**(a)    R/182/18/PL - Demolition of garage and construction of 1 No. two storey dwelling - 55 Milton Avenue, Rustington**

The Clerk referred to Minute 85/18(e) and reported the receipt of an email from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the decision to refuse planning permission for the proposed development, and that the Appeal would be determined on the basis of written representations.

The Committee NOTED this information.

**(b)    A/46/18/RES - Approval of reserved matters following outline consent A/169/17/OUT for access. This application also lies within the parishes of Littlehampton and Rustington - Land West of Brook Lane and South of A259, Angmering**

The Clerk referred to Minute 44/18(c) and reported the receipt of an email from the local Planning Authority, stating that an Appeal against the non determination of the above notification by Arun District Council, had been made to the Secretary of State for the proposed development, and that the Appeal would be determined on the basis of written representations.

The Committee NOTED this information.

#### **53/19            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/258/18/PL** - Variation of conditions 2 and 3 imposed under R/187/16/PL relating to amended phases (phase one amended to the conversion of the laundry building, cooks house and dairy and works to the Convalescent Home and phase two amended to the erection of the new build dwellings) - Rustington Convalescent Home, Sea Road
- R/26/19/T** - Reduce new growth by 2 metres and remove dead wood to 1 No. Sugar Maple tree. Crown reduction by 1 metre on northern side to 1 No. Cedar tree - Glenhurst, Woodlands Avenue
- R/31/19/HH** - Single storey rear extension, front porch and new door and window to ground floor south elevation - 98 Sea Lane
- R/36/19/HH** - Roof alterations with raised roof ridge, first floor side extension and front and rear dormer windows - 12 Central Avenue
- R/39/19/HH** - Erection of glazed roof and wall over existing balcony to rear elevation - 81 Mallon Dene
- R/40/19/HH** - Alterations to balcony - 18 Botany Close
- R/48/19/HH** - Proposed single storey rear extension - Well Cottage, Worthing Road

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/55/19/PDH** - Notification under extended permitted development rights for removal of existing rear extension and erection of rear single storey extension. Measuring 4.7 metres from beyond the rear wall of the original dwelling house, with maximum height of 2.7 metres and eaves height of 2.7 metres - 20 Conbar Avenue

The Committee NOTED this information.

## **54/19**            **PLANNING APPLICATIONS**

- (a) **R/72/19/PL - Demolition of existing garage and store on existing dwelling and construction of 2 new dwellings in rear garden - 6 Manor Road, Rustington**

The Committee AGREED to object to this application on the following grounds:-

- (i) The proposal would have an adverse effect on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, 4 Manor Road, Nos. 1 and 2 Grafton Close, Nos. 5 and 6 Laburnum Walk and 37 Old Manor Road
- (ii) The proposal would, most certainly, represent an over-development of the site
- (iii) The proposal would be in conflict with the Rustington Neighbourhood Plan (Policy 2 Housing Design)
- (iv) 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 aforementioned hazards for road users at this location, a narrow cul-de-sac, leading to the rear entrance of a large Nursing Home
- (v) This type of back-land development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

The Committee also AGREED a Neighbour Notification.

**(b) R/74/19/HH - New conservatory - 13 Chaucer Avenue, Rustington**

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

**(c) R/73/19/HH - Single storey side/rear infill extension - 29 Tasman Close, Rustington**

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

**(d) R/71/19/T - Crown lift by 3 metres 1 No. Holm Oak tree. Fell 1 No. Holm Oak tree. Crown reduction of approximately 3 metres to 1 No. Yew tree and 1 No. Holly tree. Re-pollard by approximately 4 metres to previous pollard points 11 No. Lime trees - Rustington Methodist Church and between Rustington Methodist Church and Dental Practice, Rustington**

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

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