

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 1 April 2019

PRESENT: Councillors P Warren (In the Chair), J Bennett, Mrs A Cooper, A Cooper, Mrs S Partridge, and J Street

34/19 CHAIRMAN OF THE MEETING

In the absence of Councillor Grevett, Chairman of the Committee, and Councillor Ceiriog-Hughes, Vice-Chairman of the Committee, Councillor Warren was elected as Chairman of the Meeting.

35/19 APOLOGIES FOR ABSENCE

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

36/19 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minutes 39/19(h) (R/47/19/HH - Detached garage - 14 The Bramblings, 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 Minutes 39/19(h) (R/47/19/HH - Detached garage - 14 The Bramblings, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

37/19 MINUTES

The Minutes of the Meeting held on 11 March 2019 were signed by the Chairman as a correct record.

38/19 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/302/18/HH - First floor extensions to front, side and rear elevations, conversion of roof space to habitable use, including raising of ridge height and front and rear dormers - 16 Meadway**
- R/305/18/L - Garden room to rear elevation with new outbuilding to replace existing, replacement windows and resiting of bathroom from ground floor to first floor - Elm Cottage, 30 The Street**
- R/4/19/HH - Front and rear single storey extensions and dormers to front and rear roof slopes - 32 Mill Lane**
- R/11/19/HH - Demolition of side extension, construction of single storey front, side, rear and first floor dormer extensions and internal alterations - 44 Pigeonhouse Lane**
- R/13/19/HH - Single storey side extension, alterations to fenestration and porch, re-roof in alternative material and additional rendering to walls and chimneys - 39 Knightscroft 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/7/19/CLP - Application for Certificate of Lawfulness for a proposed use - single storey side extension and alterations to the roof of the existing dwelling - 9 Hawke Close, Rustington

The Committee NOTED this information.

39/19 PLANNING APPLICATIONS

- (a) **R/290/18/PL - Variation of conditions imposed under R/209/18/PL relating to condition 3 - rewording of condition to read 'The Class A3 (Restaurants and Cafés) use hereby permitted shall not be commenced until full details of any proposed ventilation extract system to discharge odours and fumes and noise from the cooking process has been submitted to and approved by the Local Planning Authority, the associated equipment has been installed and be in full working order to the satisfaction of the Local Planning Authority' and 6 - rewording of condition to read 'Deliveries by commercial vehicles regarding the Class A3 (Restaurants and Cafés) use hereby permitted, shall only be made to or from the site between 07:00 hours and 18:00 hours Monday to Saturday and 08:00 and 16:30 on Sunday, Bank or other Public Holidays without the prior written consent of the Local Planning Authority - 130 The Street, Rustington**
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The Committee AGREED to raise no objection to this application.

- (b) **R/31/19/HH - Single storey rear extension, front porch and new door and window to ground floor south elevation - 98 Sea Lane, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (c) **R/39/19/HH - Erection of glazed roof and wall over existing balcony to rear elevation - 81 Mallon Dene, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (d) **R/40/19/HH - Alterations to balcony - 18 Botany Close, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/24/19/OUT - Outline application with all matters reserved for 1 No. dwelling - Rear of 25 Mill Lane, Rustington**
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The Committee AGREED to object to this application on the following grounds:-

- (i) The proposal is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) and the Rustington Village Design Statement
- (ii) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to alter the character of the locality to the detriment of the amenities of the area
- (iii) The proposal would constitute an unsatisfactory form of back-land development which would be unneighbourly and adversely affect the privacy and quiet enjoyment of the neighbouring property, namely 24 Albert Road

- (iv) The proposal, which includes the removal of the existing garage, has no other provision made for parking, and would, therefore, increase the pressure for on-street parking, in close proximity to the busy junction of Mill Lane and Albert Road, a location which is already subject to vehicular congestion at all times of the day. This would most certainly prove to be detrimental to the safety and free flow of traffic, adding to the existing hazards for highway users at this point.

The Committee also AGREED a Neighbour Notification.

(f) **R/43/19/HH - Rear extension and conservatory - 24 Mariners Walk, Rustington**

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

(g) **R/48/19/HH - Proposed single storey rear extension - Well Cottage, Worthing Road, 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 Members of the Sea Estate Residents' Association)

(h) **R/47/19/HH - Detached garage - 14 The Bramblings, Rustington**

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

(i) **R/52/19/HH - Infill extensions to front elevation - 22 Cudlow Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

(j) **R/50/19/HH - Proposed single storey extension - Manitou, 23 Pigeonhouse Lane, Rustington**

The Committee AGREED to raise no objection to this application.

(k) **R/60/19/T - Crown reduction 3 metres and Crown lift approximately 1.5 metres to 1 No. Holly tree and 1 No. Bay tree - Old Orchard House, 47 The Street, Rustington**

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

(l) **R/61/19/PL - Change of use from museum and cafe to single dwelling. This application may affect the character and appearance of the Rustington Conservation Area - Church Farm Cottage, 76-78 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

(m) **R/62/19/L - Listed building consent for the change of use from museum and cafe to single dwelling - Church Farm Cottage, 76-78 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (n) **R/64/19/TC - Crown reduction approximately 2 metres, Crown lift 1 metre and remove overhanging branches to neighbouring property by approximately 2 metres to 1 No. Evergreen American Oak tree within the Rustington Conservation Area - Old Orchard House, 47 The Street, Rustington**

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

40/19 CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/42/19/CLP - Lawful development certificate for a proposed hip to gable roof extension with loft conversion and roof windows - 62 Milton Avenue, Rustington**

The Committee NOTED this information and agreed a Neighbour Notification.

41/19 ARUN DISTRICT COUNCIL - SCHEME OF DELEGATION

The Committee NOTED an email received from Neil Crowther, Group Head of Planning, with regard to the amendments to the planning Scheme of Delegation.

42/19 ARUN DISTRICT COUNCIL - DRAFT OF REVISED LOCAL VALIDATION REQUIREMENTS LIST

The Committee considered an email received from Nicola Spencer, Technical Support Manager, asking for any responses with regard to the attached Draft Local Validation Requirements List to be given by 22 April 2019.

The Committee AGREED that any responses should be sent to the Clerk by 8 April 2019 in order to be discussed at the next Planning Committee Meeting on 15 April 2019.

Chairman: Date: