

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 11 March 2019

PRESENT: Councillors R Grevett (Chairman), Mrs A Cooper, A Cooper, T Field, Mrs S Partridge, and P Warren

28/19 APOLOGIES FOR ABSENCE

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

29/19 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

30/19 MINUTES

The Minutes of the Meeting held on 25 February 2019 were signed by the Chairman as a correct record.

31/19 MATTERS ARISING FROM THE MINUTES

- (a) **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, Rustington**

The Clerk referred to Minute 27/19(e) and reported that she had previously circulated a representation, addressed to the Chairman of the Committee, from the occupiers of the property adjacent to the site, raising objections to the application and asking the Planning Committee to reconsider its previous decision in this regard, namely, to raise no objection.

Following a detailed discussion, the Committee AGREED to take no further action in this regard, and upheld its previous decision to raise no objection to this application.

32/19 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:-

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| R/3/19/A | - 4 x totem sign, 3 welcome wall panel signs and 1 fascia sign - Rustington Retail Park, Unit A, New Road |
| R/300/18/HH | - Front porch with WC - 8 Dawtrey Close |
| R/304/18/HH | - 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/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 |

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/283/18/CLP - Lawful development certificate for a proposed conservatory to side elevation - 13 Chaucer Avenue

The Committee NOTED this information.

33/19 PLANNING APPLICATIONS

- (a) **R/34/19/PL - Change of use of currently vacant former A1 (Shops) ground floor premises to a mixed A3/A5 (Restaurants and Cafés and Hot Food Takeaway) use, incorporating the erection of a single storey rear extension, replacement shopfront and associated plant and extraction equipment - 4 Broadmark Parade, Broadmark Lane, Rustington**

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

- (i) The proposal to change from a Class A1 (Shops) use to a Class A3/A5 (Restaurants, Cafes and Hot Food Takeaway) use, would most certainly attract standing vehicles which would affect the flow of traffic on the public highway, at a very busy point, where regular traffic congestion occurs, and would thereby add to the hazards of road users in this vicinity
- (ii) The proposal to install extraction equipment on the roof of the proposed extension, in close proximity to residential properties, by reason of its mass, noise emission levels and fumes, in particular, would most certainly be detrimental, and adversely affect, the quiet enjoyment of the occupiers of these properties
- (iii) The proposed use would have an unneighbourly impact, on the locality by reason of the general level and nature of activity that would be generated.

The Committee further AGREED that the local Planning Authority should be asked to attach conditions to any permission granted, in respect of stipulated delivery times and opening hours, in line with similar usage businesses in this vicinity.

- (b) **R/36/19/HH - Roof alterations with raised roof ridge, first floor side extension and front and rear dormer windows - 12 Central Avenue, Rustington**

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

Chairman: **Date:**