

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 13 May 2019

**PRESENT:** Councillors J Ceiriog-Hughes, R Grevett, Mrs S Partridge, J Street and P Warren

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#### **55/19**      **ELECTION OF CHAIRMAN**

The Committee RESOLVED unanimously that Councillor Warren be elected as Chairman of the Committee for the ensuing year.

#### **56/19**      **ELECTION OF VICE-CHAIRMAN**

The Committee RESOLVED unanimously that Councillor Ceiriog-Hughes be elected as Vice-Chairman of the Committee for the ensuing year.

#### **57/19**      **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Mrs Cooper (Personal Commitment). This apology was accepted by the Committee.

#### **58/19**      **DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Street declared a personal interest in Minutes 62/19(g) (R/87/19/HH - Side extension and rear extension replacing and extending conservatory allowing internal layout changes - 45 Chaucer Avenue, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **59/19**      **MINUTES**

The Minutes of the Meeting held on 29 April 2019 were signed by the Chairman as a correct record.

#### **60/19**      **MATTERS ARISING FROM THE MINUTES**

##### **(a) R/197/18/HH - Rear ground and first floor extension and front first floor gable extension - 1 Pigeonhouse Lane, Rustington**

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The Clerk referred to Minute 108/18(c) 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.

She advised that the Appeal was proceeding under the Fast Track Householder Appeals Service. The local Planning Authority had forwarded all representations received in respect of the above application, to the Planning Inspectorate and the Appellant.

The Committee NOTED this information.

##### **(b) WSCC/006/19/R - Retrospective application for the siting and use of a double temporary classroom unit - Summerlea Community Primary School, Windsor Drive, Rustington**

The Clerk referred to Minute 13/19 and reported the receipt of a notification from the West Sussex County Council that planning permission in respect of this application had been granted conditionally.

The Committee NOTED this information.

**61/19**            **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/43/19/HH**     - **Rear extension and conservatory - 24 Mariners Walk**  
**R/47/19/HH**     - **Detached garage - 14 The Bramblings**  
**R/50/19/HH**     - **Proposed single storey extension - Manitou, 23 Pigeonhouse Lane**  
**R/52/19/HH**     - **Infill extensions to front elevation - 22 Cudlow 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 received no objection:-

**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**

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 had been refused:-

**R/24/19/OUT**   - **Outline application with all matters reserved for 1 No. dwelling - Rear of 25 Mill Lane**

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 was not required:-

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

The Committee NOTED this information.

**62/19**            **PLANNING APPLICATIONS**

- (a) **R/78/19/HH - Pitch roof side extension to replace existing garage and store - 17 Mill Lane, Rustington**

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

- (b) **R/84/19/HH - Single storey infill extensions to house, additional cladding, new/alterations to rooflights and new doors to rear elevation. New single storey garden studio - 10 West Mead, Rustington**

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

- (c) **R/77/19/L - Listed building consent for a single storey rear extension - Mayfield Cottage, 47 Sea Lane, Rustington**

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

- (d) **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 Clerk reminded the Committee that she had previously circulated a copy of an email from the occupier of a neighbouring property objecting to this application.

The Committee NOTED this information and AGREED that a copy of the Neighbourhood Plan and Village Design Statement should be forwarded to the above-mentioned individual for information.

Following detailed consideration, the Committee AGREED to reiterate its previous objections to this application as follows:-

- (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.

- (e) **R/76/19/HH - Single storey rear extension - Mayfield Cottage, 47 Sea Lane, Rustington**

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

- (f) **R/86/19/HH - Side and rear extensions and conversion of roof space to habitable use to include 3 front and 2 rear dormers - 6 Broadmark Avenue, Rustington**

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

*(Prior to consideration of the following item Councillors Street had declared a personal interest, as the Applicant was a relative)*

**(g) R/87/19/HH - Side extension and rear extension replacing and extending conservatory allowing internal layout changes - 45 Chaucer Avenue, Rustington**

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

**63/19 R/236/18/HH - PROPOSED CAR PORT, BOUNDARY WALL TO FRONT AND ASSOCIATED LANDSCAPING - 57 NORTH LANE, RUSTINGTON**

The Committee NOTED a letter received from a neighbouring resident.

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