

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 23 September 2019

PRESENT: Councillors P Warren (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, Mrs S Partridge and J Street

103/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Grevett (Holiday) and Santer (Indisposition). These apologies were accepted by the Committee.

104/19 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Partridge declared a personal interest in Minute 107/19(d) (R/201/19/PL - Convert existing retail shop (A1 Retail) into a Micropub (A4 Drinking Establishments) - 106 The Street, Rustington, refers). She remained in the Meeting during consideration of this item but took no part in the discussion and vote thereon.

105/19 MINUTES

The Minutes of the Meeting held on 2 September 2019 were signed by the Chairman as a correct record.

106/19 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/54/19/HH** - Single storey front extension and replacement of window on eastern elevation with door and brick up existing door (resubmission following R/183/18/HH) - 8 Acre Close
- R/130/19/PL** - Application for variation of a condition following grant of planning permission R/190/18/PL relating to condition No. 2 - amended access points - St Marys Close, Hurst Road
- R/143/19/PL** - Proposed single storey rear extension to existing funeral home - 16 Ash Lane
- R/153/19/HH** - Boundary fence on frontage to Broadmark Lane and Shaftesbury Road - 32 Broadmark Lane
- R/163/19/A** - 1 No. external 46 inch digital merchandising TV screen, 1 No. free standing merchandising unit TV screen/light box and 1 No. internally illuminated projecting signage - 6-8 Ash Lane
- R/172/19/T** - Various works to various trees - The Spires, Springfield Close
- A/57/19/PL** - Erection of 2.5 metres high wire mesh security fencing with entrance gates to form a secure compound to contain a pre-fabricated GRP kiosk to house a new gas pressure regulator (governor) - Woodland Sports Field, Station Road, Angmering

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 refused:-

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

The Committee NOTED this information.

- (c) 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 was not required:-

R/160/19/PDH - Notification under extended permitted development rights for a single storey rear extension with flat roof and rooflight measuring 4.3 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.6 metres - 29 Broadmark Lane

R/171/19/PDH - Notification under extended permitted development rights for a pitched roof, single storey extension to rear of garage measuring 5.3 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.82 metres and eaves height of 2.175 metres - 66 Westlands

The Committee NOTED this information.

107/19 PLANNING APPLICATIONS

- (a) **R/180/19/PL - Remove existing window, enlarge opening to form new fire exit door. This application may affect the character and appearance of the Rustington Conservation Area - Surgery, 85 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/181/19/L - Application for Listed Building Consent to remove existing window, enlarge opening to form new fire exit door - Surgery, 85 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/198/19/HH - Proposed single storey rear extension including removal of garage - 5 Grafton Close, Rustington**

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

(Prior to consideration of this application, the Committee NOTED that the owners of the property were both Members of the Council. However, with the exception of Councillor Mrs Partridge, who declared a personal interest in her capacity as a friend of the owners, no Members of the Committee had a disclosable interest)

- (d) **R/201/19/PL - Convert existing retail shop (A1 Retail) into a Micropub (A4 Drinking Establishments) - 106 The Street, Rustington**

Following detailed consideration, the Committee AGREED to object to this application on the following grounds:-

- (i) 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
- (ii) The proposal for a Micropub at this location, which has residential properties above most of the retail outlets, along this shopping parade, would most certainly be detrimental; and adversely affect, the quiet enjoyment of the occupiers of these properties
- (iii) The proposal at this location, which has a Pre-School and a Children's Nursery in extremely close proximity, would be injurious; and could have a harmful affect on the operation of these facilities
- (iv) The proposal would contravene the Rustington Village Design Statement - Character Area 4 (Page 13)
- (v) The proposal which refers to the employment of two people, would result in a loss of employment numbers, which it is understood could be in the region of 10 (Rustington Neighbourhood Plan - Policy 6).

They also AGREED a Neighbour Notification.

The Committee further AGREED that should the local Planning Authority subsequently grant permission, it should be asked to attach the following conditions:-

- (a) There should be no preparation, cooking or heating up of hot food on the premises
 - (b) No live music or amplified music shall be played or TV broadcast at any time
 - (c) Consideration should first be given to the soundproofing of the Micropub in order that the occupiers of the above premises are not disturbed
 - (d) That any pipework fittings for the cool room should be on anti-vibration mounts
 - (e) The premises should only be used as a Micropub and any other changes required, which are not part of this planning application, must be submitted to the local Planning Authority for approval
 - (f) No tables, chairs or benches shall be placed outside of the premises for its customers use
 - (g) Consideration to be given to deter smokers causing a nuisance to adjoining residential and commercial premises
 - (h) No gaming machines to be installed.
- (e) **R/214/19/T - Re-pollard to previous pollard points by approximately 2.5 metres from sides and 3.5 metres from top 1 No. Black Poplar Tree - Garden Land at Knightscroft House, 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.

- (f) **R/212/19/HH - Removal of side garage and rear conservatory and erection of two storey side extension and single storey rear extension - 6 The Martlets, Rustington**

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

- (a) **R/213/19/CLP - Lawful development certificate for the proposed demolition of existing conservatory to rear, remove west facing windows in existing lounge and master bedroom and enlarge west facing external wall openings to those rooms, replace existing South facing external sliding doors in existing lounge with an opening window, replace existing window in existing study with two separate windows, replace existing entrance front door and 2 No. East facing windows with new match, removing window and replace external door to existing utility with new window to match, replace existing North facing window to existing en-suite with new external door, fit 1 No. dark grey framed roof light in existing master bedroom and fit 4 No. dark grey framed roof lights to proposed extension - Holmcroft, The Roundway, Rustington**
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The Committee NOTED this information.

Chairman: **Date:**