

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 20 July 2020

PRESENT: Councillors P Warren (Chairman), M Broomfield, J Ceiriog-Hughes, R Grevett,
Mrs S Partridge and J Street

Prior to the commencement of the formal business of the Meeting, the Chairman advised that the Meeting would be being recorded (audio) via Microsoft Teams, for the purpose of ensuring clarity for the Minutes, as well as to enable Members of the Public to have access to discussions on specific items if requested. He said that the recording would be dispensed with as soon as the Minutes had been approved by the Council at its next Monthly Meeting.

The Chairman reminded the Committee that due to the current Coronavirus (Covid-19) Pandemic, this Meeting was being held remotely (via Microsoft Teams) and would be delivered within 'The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020' that are currently enacted for Meetings on and up to 7 May 2021.

The Committee was also advised that the Chairman would manage the Meeting with clear instructions and requests to Members. It was agreed that Members should indicate their desire to speak on any item, by clicking on the 'raised hand' icon in Teams. This would ensure that anyone wishing to speak on an Agenda Item was given the opportunity to do so.

37/20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Cooper (Other Associated Business), Cooper (Other Associated Business) and Mrs Gregory (Other Associated Business). These apologies were accepted by the Committee.

38/20 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

39/20 MINUTES

The Minutes of the Meeting held on 29 June 2020 were signed by the Chairman as a correct record.

40/20 MATTERS ARISING FROM THE MINUTES

- (a) **R/91/20/PL - Demolition of existing garage and store on existing dwelling and erection of 1 No. detached bungalow to rear - 6 Manor Road, Rustington**

The Clerk referred to Minute 29/20(f) and reported the receipt of a notification from the local Planning Authority that this application had been expected to be determined by the Development Control Committee on 29 July 2020.

The Committee NOTED this information.

(b) R/92/20/PL - Demolition of existing garage and store on existing dwelling and erection of 2 No. detached bungalows to rear - 6 Manor Road, Rustington

The Clerk referred to Minute 29/20(g) and reported the receipt of a notification from the local Planning Authority that this application had been expected to be determined by the Development Control Committee on 29 July 2020.

The Committee NOTED this information.

41/20 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/58/20/PL** - Alterations of layout to holiday let and provision of shed. This application may affect the setting of a listed building - Palm Cottage, 62 Ash Lane
- R/78/20/HH** - New Garage - 1 Brendon Way
- R/84/20/HH** - Single storey part front, part side garage extension. Part conversion of existing garage and formation of new flat roof over new extension and existing garage including the installation of 2 No. roof lights in existing flat roof and render to walls - 23 Mill Lane
- R/88/20/T** - Reduce length of branches as necessary to achieve long-term clearance of building, but not exceeding 2 metres - Reduce crown spread (currently 6.2 metres) on East aspect (across driveway) to a minimum of 5 metres when measured from centre of main stem - Crown lift (removal/reduction of low branches) to achieve a maximum of 2.5 metres overhead clearance on all aspects - Crown lift (removal/reduction of low branches) to achieve a maximum of 3 metres overhead clearance directly above driveway - 4 Preston 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/87/20/PDH** - Notification under extended permitted development rights for a single storey rear conservatory measuring 3.5 metres from beyond the rear wall of the existing dwelling house, with maximum height of 3.4 metres, and eaves height of 2.5 metres - 26 Chanctonbury 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 had been refused:-

- R/70/20/T** - Reduce height of 4 No. Sycamore trees to approximately 13.5 metres - 1 The Oaks
- R/80/20/HH** - Demolition of existing single storey rear extension replacement with single storey rear extension, and demolition of single storey attached double garage to be replaced with 2 storey side extension - 52 Sea Avenue

The Committee NOTED this information.

The Chairman reminded the Committee that his own comments in respect of all of the Planning Applications which were scheduled to be considered, had been circulated to all Members as part of the Agenda (Item 6(b) refers). He also referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/99/20/T - Crown lift of 1 No. Lime tree by 2-3 metres and crown thin by 20% - 21 Henry Avenue, Rustington**

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

- (b) **R/102/20/PL - 1 No. detached 5-bedroom house with attached single storey double garage and carport - Land north of Springfield House, Cross Road, Rustington**

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

- (c) **R/107/20/HH - Proposed front dormer alterations - 25 Sea Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

- (d) **R/110/20/HH - Single storey side extension - 1 Brendon Way, Rustington**

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

- (e) **R/111/20/HH - Side garage extension, (amendments to previous approval R/193/14) Replacement porch roof coverings with slate - 67 Sea Avenue, Rustington**

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

- (f) **R/112/20/HH - Demolish existing conservatory to rear (s) elevation and rebuild new replacement single storey flat roof extension - 3 Broadmark Avenue, Rustington**

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

- (g) **R/117/20/OUT - Demolition of existing dilapidated storage buildings and erection of 4 No. semi-detached 2-bedroom dwellings with associated gardens, car parking and landscaping - Croft Works, 52 Mill Lane, Rustington**

Following detailed consideration, the Committee AGREED to object to this application as follows:-

- (i) 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
- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely Mill Lane, which has restricted vision on traffic travelling southwards. This would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree

- (iii) The proposal would increase the pressure for on-street parking, where there is only very minimal and insufficient provision in this vicinity
- (iv) The proposal would have a detrimental effect on the visual amenities and quiet enjoyment of the properties in close proximity to the site, and in particular those adjacent to the site in Fircroft Crescent
- (v) The proposal to develop this site by the erection of 4 No. Semi-Detached Chalet properties would constitute an undesirable intensification of residential development, and would, most certainly, represent an over-development of the site
- (vi) The proposal would be in conflict with the Rustington Neighbourhood Plan - Policy 2 - 'Road widths must demonstrate they are adequate for safe access by service and emergency vehicles'.

The Committee also AGREED that the local Planning Authority should be asked to consider the increased number of cyclists travelling southwards on the obscured narrow pathway immediately adjacent to the proposed exit from the site, where the Cycle Route along New Road ends at the brow of the Mill Road Railway Bridge, where the pathway is used as a 'cycle lane'.

The Committee also AGREED a Neighbour Notification.

- (h) **R/119/20/PL - Demolish and erection of 1 No. dwelling. This application may affect a Public Right of Way - Windsong, The Thatchway, Rustington**

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

- (i) **R/122/20/HH - Single storey rear extension - 115 Worthing Road, Rustington**

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

- (j) **R/118/20/TC - Fell 1 No. Cherry tree - T1 within Rustington Conservation Area - Thyme Cottage, 27 The Street, Rustington**

The Committee NOTED this information.

- 43/20 WEST SUSSEX COUNTY COUNCIL - TOWN & COUNTRY PLANNING ACT 1990 - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - APPLICATION MADE UNDER REGULATION 3 - WSCC/039/20 - REFURBISHMENT OF THE LAURELS DAY CENTRE, INTERNAL RECONFIGURATION AND REPLACEMENT OF EXTERNAL DOORS AND WINDOWS, EXTERNAL LANDSCAPING WORKS INCLUDING THE ERECTION OF 2 NO. PAGODAS - THE LAURELS, SHEEP FOLD AVENUE, RUSTINGTON**

The Committee AGREED to raise no objection to this application.

- 44/20 ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE**

The Chairman reminded the Committee of the Recommendations that had been included in the Report of the above Committee to held on Wednesday 29 July 2020, as follows:-

- (a) **R/91/20/PL - Demolition of existing garage and store on existing dwelling and erection of 1 No. detached bungalow to rear - 6 Manor Road, Rustington - Approve Conditionally**

(b) R/92/20/PL - Demolition of existing garage and store on existing dwelling and erection of 2 No. detached bungalows to rear - 6 Manor Road, Rustington - Refuse

Chairman: Date: