

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the (remote) Meeting held on 17 August 2020

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

In attendance: Mrs C Harris (Finance Manager/RFO)

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 and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Amendment) 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.

45/20 APOLOGIES FOR ABSENCE

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

46/20 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a personal interest in Minute 49/20(d) (R/145/20/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 with cat slide roof - 52 Sea Avenue, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

47/20 MINUTES

The Minutes of the Meeting held on 20 July 2020 were signed by the Chairman as a correct record.

48/20 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/62/20/HH - Erection of detached garage - Smugglers, 4 Botany Close
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

- R/93/20/HH** - Demolition and erection of conservatory. This application may affect the setting of a listed building - Woodbine Cottage, 1 Mill Lane
- R/94/20/L** - Listed building consent for the demolition and erection of conservatory - Woodbine Cottage, 1 Mill Lane
- R/99/20/T** - Crown lift of 1 No. Lime tree by 2-3 metres and crown thin by 20% - 21 Henry Avenue
- R/106/20/PL** - Change of use from beauty salon (sui generis) to a flexible use of beauty salon (sui generis), nail bar (sui generis), non-residential institution (D1), retail (A1), financial and professional services (A2) and office (B1) - First Floor, 20 Churchill Parade, The Street
- R/107/20/HH** - Proposed front dormer alterations - 25 Sea Avenue
- R/110/20/HH** - Single storey side extension - 1 Brendon Way
- R/112/20/HH** - Demolish existing conservatory to rear (s) elevation and rebuild new replacement single storey flat roof extension - 3 Broadmark Avenue

The Committee NOTED this information.

- (b) 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 received no objection:-

- R/114/20/TC** - Fell 1 No. Cherry Tree within Rustington Conservation Area - Mitchells Cottage, 24 The Street
- R/118/20/TC** - Fell 1 No. Cherry tree - T1 within Rustington Conservation Area - Thyme Cottage, 27 The Street
- R/128/20/WS** - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the 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. This application will be determined by West Sussex County Council - The Laurels, Sheep Fold Avenue

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 was not required:-

- R/120/20/PDH** - Notification under extended permitted development rights for a single storey extension with mono pitched roof measuring 5 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.8 metres and eaves height of 2.8 metres - 15 Drewetts Close

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 had been refused:-

- 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

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/130/20/T - Reduce height of 1 No. Sycamore to 13-14 metres - 2 The Oaks, Rustington**

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

The Committee also NOTED that it appeared that the Applicant was not the owner of the property and AGREED that this observation should be conveyed to the local Planning Authority.

(b) **R/138/20/PL - Demolition of garage and construction of 1 No. 2-storey chalet dwelling (resubmission following R/182/18/PL) - 55 Milton Avenue, Rustington**

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

- (i) The proposal by reason of its mass would present an over-bearing impact which would be detrimental to not only the amenities of the occupiers of the adjacent properties, but would also be out of character with the street scene
- (ii) The proposal would be in conflict with the Rustington Neighbourhood Plan (Policy 2 Housing Design) and the Arun District Council Local Plan (Policy GEN 7(ii), DEV 19 (i) and (v))
- (iii) The proposal would most certainly represent an over-development of the site.

The Committee also AGREED a Neighbour Notification.

(c) **R/132/20/HH - Dropped kerb, providing vehicular access across public footpath to parking space on driveway - 57 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 Councillor Mrs Cooper had declared a personal interest, as a Member of the Sea Estate Residents' Association)

(d) **R/145/20/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 with cat slide roof - 52 Sea Avenue, Rustington**

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

(e) **R/148/20/T - Crown lift of 1 No. Silver Birch to 2.8 metres above ground level. Crown reduction of 1 No. Silver Birch to height 7.5 metres and spread 4 metres - 8 Elm Farm Cottages, Old Manor Road, Rustington**

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

