

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 7 April 2008

**PRESENT:** Councillors R Grevett (Chairman), J Ceiriog-Hughes, J Collins and M Warrington

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#### **29/08 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs Lines (Holiday), Perry (Work Commitment) and Tyler (Personal Commitment). These apologies were accepted by the Committee.

#### **30/08 MINUTES**

The Minutes of the Meeting held on 17 March 2008 were signed by the Chairman as a correct record.

#### **31/08 LOCAL PLANNING AUTHORITY DECISIONS**

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/19/08 – Two storey side extension – 27 Walders Road, Rustington**
- R/24/08/T – Thin crown and remove deadwood to Beech tree – 3 The Parkway, Rustington**
- R/27/08 – Demolish garage and erect timber office – 24 Seafeld Road, Rustington**
- R/34/08 – Single storey rear extension – 39 Cove Road, Rustington**
- R/37/08 – New vehicular access, crossover and hard standing – 50 North Lane, Rustington**
- R/38/08 – Dormer to front elevation – 22 Barnsite Gardens, Rustington**
- R/39/08 – New shop front – 11 Churchill Parade, Rustington**
- R/40/08/A – Illuminated badge fascia and projecting sign – 11 Churchill Parade, Rustington**

The Committee NOTED this information.

#### **32/08 PLANNING APPLICATIONS**

- (a) **R/60/08 – Change of use from two flats to single dwelling. Removal of single storey rear extension and conservatory. Erection of new single storey extension under flat roof – 23 Broadmark Lane, Rustington**
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The Committee AGREED to raise no objection to this application.

- (b) **R/63/08 – Demolition of existing dwelling and erection of 6 x 2 bed flats – 70 Woodlands Avenue, Rustington**
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The Chairman reminded the Committee of representations received, which had been copied to all Members of the Committee, from neighbouring residents objecting to this application.

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

- (i) The increased use of the existing access to the site would be likely to lead to an unacceptable level of disturbance to those properties immediately to the North and South
- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, which would be detrimental to the safety and freeflow of traffic, and would add to the hazards for highway users to an unacceptable degree

- (iii) The proposal would constitute an unsatisfactory form of back-land development, which would present an over-bearing and unsympathetic appearance to the occupiers of No. 68 Woodlands Avenue and Nos. 34-40 Church Road, which would be severely detrimental to their quiet enjoyment and visual amenities
- (iv) The proposal to develop this site by the erection of 6 No. 2 bedroom flats would constitute an undesirable intensification of residential development, and would most certainly represent an over-development of the site
- (v) This type of back-land development would, if approved, create a precedent, with the local Planning Authority finding it more and more difficult to resist similar proposals in this 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
- (vi) The proposed development would be likely to attract standing vehicles which would interrupt the freeflow of traffic on the public highway and thereby add to the hazards of road users at this point, particularly in such close proximity to the entrance and exit of the Churchill Car Park, an area already severely congested during office/shop opening hours.

The Committee also AGREED a Neighbour Notification.

- (c) **R/67/08 – Application for variation of condition No. 1 on approved permission R/169/03 to extend the expiry date for a further statutory period – Site Adjoining West Side, West Hayne, Angmering Lane, East Preston**

The Committee AGREED to raise no objection to this application.

- (d) **R/69/08 – Outline application to redevelop currently unused site into new build apartments (7 No. 2 bed) – 69 Broadmark Lane, Rustington**

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

- (e) **R/71/08 – Change of use to children’s day nursery, (D1 use) and construction of conservatory – 31 Albert Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/72/08 – Alterations to Rustington Retail Park to include the demolition of the existing Focus Unit (and associated garden centre), relocation of electricity sub-station, construction of 3 retail units (including garden centre), alterations to car park and associated landscaping alterations – Land at Rustington Retail Park, New Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (g) **R/43/08/L – Application for Listed Building Consent to change existing plastic foul pipe to cast iron and extend by 1m above window – 2 Knightscroft House, Sea Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (h) **R/66/08 – Alterations to 29 Sea Avenue, construction of new house on plot to side of existing dwelling – 29 Sea Avenue, Rustington**

The Chairman reminded the Committee of the representation received, which had been copied to all Members of the Committee, from a neighbouring resident objecting to this application.

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

- (i) The proposal, by reason of its height and mass, would represent an over-bearing form of in-fill development which would have a detrimental effect on the visual amenities and quiet enjoyment of the occupiers of No. 31 Sea Avenue
- (ii) The proposal would result in a severe loss of light and privacy, by reason of overlooking, for the occupiers of No. 31 Sea Avenue
- (iii) This type of in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative affect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

(i) **R/73/08 – Conservatory – 22 Chaucer Avenue, Rustington**

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

(j) **R/79/08 – Proposed rear extension to form living room and kitchen/dining – 19 Amberley Road, Rustington**

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

(k) **R/80/08 – Two storey side elevation and single storey rear extension with new covered veranda area – Palm Cottage, 62 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

(l) **R/83/08 – Gym/games room over existing garage – West Hayne, 19 Angmering Lane, East Preston**

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

**33/08 TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL – R/243/07 – ERECTION OF A PART THREE AND PART TWO STOREY BUILDING TO CREATE 56 EXTRA CARE SHELTERED HOUSING FLATS FOR OLDER PEOPLE AND 6 FLATS FOR PEOPLE WITH LEARNING DIFFICULTIES, WITH COMMUNAL FACILITIES AND ANCILLARY ACCOMMODATION – ABBOTSWOOD, STATION ROAD, RUSTINGTON**

The Clerk referred to Minute 148/07(a) and reported the receipt of a letter from the local Planning Authority, stating that an Appeal had been lodged with the Planning Inspectorate against the non-determination of the above application, and that the closing date for representations in this regard was 24 April 2008.

The Clerk reminded the Committee that objections had been previously registered with the local Planning Authority in respect of this application.

The Committee NOTED this information and agreed that the Committee's objections should be forwarded to the Planning Inspectorate for consideration.

**Chairman:** .....

**Date:** .....