

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 28 April 2008

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

34/08 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Perry (Work Commitment) and Tyler (Other Associated Business). These apologies were accepted by the Committee.

35/08 MINUTES

The Minutes of the Meeting held on 7 April 2008 were signed by the Chairman as a correct record.

36/08 MATTERS ARISING FROM THE MINUTES

(a) Alleged unauthorised conversion into two flats – 17 Vernon Close, Rustington

The Clerk reported the receipt of notification from the local Planning Authority that an investigation into the alleged contravention had not revealed any evidence that there had been a breach of planning control.

37/08 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/22/08 – Loft Conversion and first floor extension – 18 The Street, Rustington

R/32/08/T – Fell to ground level one Lime tree – 18 Barton Court, The Street, Rustington

R/60/08 – Change of use from two flats to single dwelling – 23 Broadmark Lane, Rustington

- (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/63/08 – Demolition of dwelling and erection of flats – 70 Woodlands Avenue, Rustington

The Committee NOTED this information.

38/08 PLANNING APPLICATIONS

(a) R/70/08 – Proposed dwelling on part of garden – 21 Henry Avenue, Rustington

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

- (i) The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and, in consequence, the proposal would be detrimental to the**

present character and amenities of the locality, and would most certainly represent an over-development of the site

- (ii) The proposal to construct an additional property at this location would be out of keeping with the present street scene and residential pattern of four property terraces
- (iii) The proposal would constitute an unsatisfactory form of in-fill development which would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties

(iv) 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.

- (b) **R/84/08 – Single storey low pitch front roof extension to kitchen/breakfast room and replacement front entrance porch – 4 Mariners Walk, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/93/08 – Single storey rear extension – 18 Chanctonbury Road, Rustington**

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

- (d) **R/96/08/L – Application for Listed Building Consent for two storey side extension and single storey rear extension with covered verandah area – Palm Cottage, 62 Ash Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/92/08 – Extension to north of house and all external brick walls to be rendered – 10 Botany Close, Rustington**

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

- (f) **R/99/08 – Single storey extension at rear – 27 Knightscroft Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

39/08 CROSS PARTY INQUIRY INTO CHILDHOOD LEUKAEMIA AND POWER LINES

The Committee NOTED a letter received from Dr Howard Stoate MP, Chairman, former Cross Party Inquiry into Childhood Leukaemia and ELF EMF.

4 0 / 0 8 ARUN DISTRICT COUNCIL – DEVELOPMENT CONTROL COMMITTEE

The Clerk reminded the Committee of the Recommendations included in the Report of the above Committee to be held on Thursday 1 May 2008, as follows:-

- (a) **R/25/08 – Lean-to at the side, east elevation, balcony to rear, north elevation from bedroom – 11 Chaucer Avenue, Rustington – Conditional Approval**

- (b) **R/46/08 – Demolition of existing bungalow and erection of 3 No. dwellings –
22 Mill Lane, Rustington – Conditional Approval**

Chairman: **Date:**