

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 28 July 2008

PRESENT: Councillors M Warrington (in the Chair), J Ceiriog-Hughes, J Collins, Mrs S Lines and S Perry

70/08 CHAIRMAN OF THE MEETING

In the absence of Councillor Grevett, Chairman of the Committee, Councillor Warrington was elected Chairman of the Meeting.

71/08 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Grevett (Work Commitment). This apology was accepted by the Committee.

72/08 DECLARATIONS OF INTEREST

There were no declarations of interest by Members.

73/08 MINUTES

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

74/08 MATTERS ARISING FROM THE MINUTES

- (a) **R/299/07 – Demolition of 11, 15, 17, 19 and 21 Manor Road and erection of 39 No. Extra Care Apartments and 1 No. apartment for manager – 11-21 Manor Road and 121 Worthing Road, Rustington – Substitute Plans**
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The Clerk referred to Minute 68/08(a) and reported the receipt of notification from the local Planning Authority that following the Meeting of the Development Control Committee held on 9 May 2008, arrangements had been made for a Site Visit to take place on 17 July 2008, in respect of this application.

The Chairman of the Meeting reported that he had represented the Council at the Site Meeting. He said that he had reiterated the Council's objections, with detailed reasons.

The Committee NOTED this information.

- (b) **R/148/08 – Demolition of existing dwelling and erection of 5 No. two bedroom and 1 No. one bedroom flats – 70 Woodlands Avenue, Rustington**
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The Clerk referred to Minute 68/08(d) and reminded the Committee that she had previously circulated a copy of a letter, submitted to the local Planning Authority, from a neighbouring resident objecting to this application.

The Committee NOTED the contents of the aforementioned letter.

75/08

LOCAL PLANNING AUTHORITY DECISIONS

- (a) 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 granted conditionally:-

R/135/08 – Rear extension to kitchen – 30 Ruston Avenue, Rustington

- (b) The Clerk reported that she had previously circulated notifications, received from the local Planning Authority, advising that planning permissions in respect of the following applications had been refused:-

K/19/08 – Construction of dwelling and wind turbine – SWA Pumping Station, East Preston

R/116/08/T – Reduce crown and root from 1 No. Ash tree – 21 Meadway, Rustington

R/134/08 – Rooms in roof, garage and porch – 20 Pigeonhouse Lane, Rustington

The Committee NOTED this information.

76/08

PLANNING APPLICATIONS

- (a) **R/151/08 – Rear garage extension – 5 Barnsite Gardens, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/158/08 – Demolition of existing bungalow and erection of 2 No. dwellings (resubmission of R/46/08) – 22 Mill Lane, Rustington**

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

- (i) **The proposal to erect two units of accommodation would constitute an undesirable intensification of residential development, at a density which would be out of keeping with the existing development in the area, and would most certainly represent an over-development of the site**
- (ii) Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would present an over-bearing and unsympathetic appearance to the occupiers of the neighbouring properties to the east and south, which would not only result in a serious loss of privacy, but would also be severely detrimental to their quiet enjoyment and visual amenities
- (iii) The formation of a new access onto the highway would lead to an increase in the movement of vehicles in a busy through road, which would be detrimental to not only road users, but would adversely affect the privacy and quiet enjoyment of the neighbouring property to the east
- (iv) The use of a new access to the site would lead to an unacceptable level of disturbance to the property immediately to the east, namely Rosmede, Windmill Drive
- (v) The proposed development would be likely to attract standing vehicles in Windmill Drive, which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point

- (vi) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area.

The Committee also AGREED a Neighbour Notification.

- (c) **R/163/08 – Change of use from class C2 (residential institutional) use and alterations to form 8 bungalows (with class C3 use) together with the erection of a car barn for six vehicles, parking and open space – West Preston Manor Bungalows, Pigeonhouse Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (d) **R/166/08 – Alterations to roof to form new rooms – Conifers, 23 Angmering Way, Rustington**

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

**77/08 TOWN AND COUNTRY PLANNING ACT
1990 – APPEAL BY SAXON WEALD
HOUSING ASSOCIATION – SITE AT
ABBOTSWOOD, STATION ROAD,
RUSTINGTON (R /243/07
REFERENCES)**

The Chairman of the Meeting referred to Minute 43/08(a) and reminded the Committee that she had previously circulated the Inspector's decision, which was to allow the Appeal and grant planning permission in respect of this application.

The Committee NOTED this information with disappointment.

78/08 ARUN DISTRICT COUNCIL – DEVELOPMENT CONTROL COMMITTEE

The Clerk reminded the Committee of the Recommendations included in the Report of the above Committee held on Wednesday 23 July 2008, as follows:-

- (a) **R/299/07 – Demolition of 11, 15, 17, 19 and 21 Manor Road and erection of 39 No. Extra Care Apartments and 1 No. apartment for manager – 11-21 Manor Road and 121 Worthing Road, Rustington – Conditional Approval**
- (b) **R/122/08 – Single storey rear extension and first floor extension – 28 Cove Road, Rustington – Conditional Approval**
- (c) **R/142/08 – Proposed change of roof design to approved planning permission R/68/07 – 9 Wallace Road, Rustington – Conditional Approval**

Chairman: **Date:**