

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 6 July 2009

**PRESENT:** Councillors R Grevett (Chairman), A Akbar, J Collins and Mrs S Lines

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**During the Public Question Time held prior to the Meeting, a number of representations were received in respect of Planning Application No. R/100/09 - Erection of new 3 bedroom house on land adjacent to 1 Brendon Way, by the occupiers of neighbouring properties.**

#### **64/09      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ceiriog-Hughes (Personal Commitment) and Perry (Work Commitment). These apologies were accepted by the Committee.

#### **65/09      DECLARATIONS OF INTEREST**

There were no declarations of interest recorded by Members.

#### **66/09      MINUTES**

The Minutes of the Meeting held on 22 June 2009 were signed by the Chairman as a correct record.

#### **67/09      PLANNING APPLICATIONS**

##### **(a)    R/100/09 - Erection of new 3 bedroom house on land adjacent to 1 Brendon Way - 1 Brendon Way, Rustington**

The Chairman referred the Committee to the representations received, which had been previously circulated to all Members of the Committee, from neighbouring residents objecting to this application. He also reminded the Committee of the verbal representations received during the Public Question Time, held prior to the Meeting.

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

- (i) The proposal, by reason of its mass, height and design, would be detrimental to the appearance of the street scene and would most certainly represent an over-development of the site. This would be exacerbated by the fact that the ground at this point was currently elevated significantly in comparison with 1 Brendon Way
- (ii) The proposal would present an overbearing appearance to the occupiers of the neighbouring properties, namely 3 Brendon Way and 50 North Lane, which would not only result in a severe loss of light and privacy, but would be detrimental to their quiet enjoyment and visual amenities
- (iii) The proposal to construct an additional property at this location would be out of keeping with the present street scene and the residential pattern of two semi-detached properties facing each other and would, in effect, create a three property terrace at this point
- (iv) The proposal would significantly increase the pressure for on-street parking in Brendon Way which was already severely congested at certain times of the day, as a result of the Primary School parking requirements, as well as at other times of the day resulting from the current excessive need for residential parking in this vicinity

- (v) The formation of a new access onto the public highway would lead to an increase in the movement of vehicles on a busy through road, in close proximity to a Primary School and two road junctions, which would be detrimental to road users and hazardous to pedestrians and, particularly, parents and children travelling to and from the School
- (vi) The proposed development would be likely to attract standing vehicles in North Lane, which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point
- (vii) 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/106/09 - Single storey porch extension - 12 Walnut Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

**(c) R/101/09 - Extension - 1 Walders Road, Rustington**

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

- (i) The proposal for a double storey extension, by reason of its height and mass, would present an overbearing appearance, which would have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, 3 North Lane
- (ii) The proposal would represent an over-development of the site.

The Committee also AGREED a Neighbour Notification.

**(d) R/110/09 - Proposed single storey rear extension with pitched roof - 19 Frobisher Way, Rustington**

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

**(e) R/109/09 - Demolition of existing entrance lobby and construction of new combined reception area, installation of new lift, lounge extension and alterations to form disabled access - Rustington Hall, Station Road, Rustington**

The Committee AGREED to raise no objection to this application.

**68/09 TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL - R/225/08 - ERECTION OF FOUR NEW DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND AMENITY SPACE - LAND TO REAR OF 7 AND 9 COVE ROAD, RUSTINGTON**

The Clerk referred to Minute 45/09 and reminded the Committee that she had previously circulated the Inspector's decision, advising that the appeal in respect of the above planning permission had been dismissed.

The Committee was pleased to NOTE this information.

**69/09**

**EP/90/09 - DEMOLITION OF EXISTING BUILDINGS AND RESIDENTIAL REDEVELOPMENT TO PROVIDE 14 NO. HOUSES AND APARTMENTS, WITH ASSOCIATED PARKING AND OPEN SPACE - CHURCHFIELD, STATION ROAD, EAST PRESTON**

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The Chairman referred to this application for the Parish of East Preston. He advised the Committee that the site in question was just outside the boundary of Rustington, but could impact on residents of the Parish if approved.

Following a brief discussion, the Committee agreed that the Clerk should contact the East Preston Parish Council to ascertain its observations in respect of this application, and submit a similar representation to the local Planning Authority.

**Chairman:** ..... **Date:** .....