

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 10 August 2009

PRESENT: Councillors S Perry (In the Chair), J Ceiriog-Hughes, G Eyre, and Mrs S Lines

70/09 **CHAIRMAN OF THE MEETING**

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

71/09 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akbar (Personal Commitment), Collins (Holiday) and Grevett (Holiday). These apologies were accepted by the Committee.

72/09 **DECLARATIONS OF INTEREST**

Councillor Mrs Lines declared a personal interest in Minute 76/09(c) (R/116/09 - Single storey extension - 50 Sea Avenue, Rustington, refers).

She remained in the Meeting during the consideration of this application and took part in the discussion and vote thereon.

73/09 **MINUTES**

The Minutes of the Meeting held on 6 July 2009 were signed by the Chairman as a correct record.

74/09 **MATTERS ARISING FROM THE MINUTES**

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

The Clerk referred to Minute 67/09(c) and reported the receipt of notification from the local Planning Authority that this application was now expected to be determined by the Development Control Committee on 12 August 2009. She reminded Members that the Council, as an interested party, was entitled to make a representation to the Committee.

The Committee NOTED this information.

75/09 **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/81/09** - **Change of use from A2 betting office (No. 6) and A5 hot food take-away (No. 7) to joint A3 restaurant/café and A5 hot food takeaway - 6 and 7 Station Parade**
- R/90/09/T** - **Reduce crown of 11 No. Lime trees by 50% - Abbots Lodge Dental Surgery, The Street, Rustington**
- R/95/09/TC**- **Reduce crown of 1 No. Lebanese Cedar tree to a height of 25ft (7.6m) (within the Rustington Conservation Area (Extended)) - 137 Old Manor Road, Rustington**
- R/106/09** - **Single storey porch extension - 12 Walnut Avenue, Rustington**

The Committee NOTED this information.

- (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 applications had been refused:-

R/75/09 - Proposed double storey side extension - 19 Orchard Gardens, Rustington

R/91/09 - Loft conversion, rear extension and internal alterations - 6 Central Avenue, Rustington

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

The Committee NOTED this information.

76/09 PLANNING APPLICATIONS

- (a) **R/103/09 - Extension to form study with cloakroom with part time use for owners chiropody practice - 15 Paddock Green, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/111/09/A - 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting box sign - Boots Pharmacy, 58 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

(Prior to consideration of the following item, Councillor Mrs Lines had declared a personal interest as a member of the Sea Estate Residents Association)

- (c) **R/116/09 - Single storey extension - 50 Sea Avenue, Rustington**

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

- (d) **R/114/09 - Removal of existing hedge and erection of 1m x 1.8m high fences - 51 Mallon Dene, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/124/09 - Construct ramped access to front door - 61 Dinsdale Gardens, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/128/09 - Demolition of existing extension and erection of new two storey rear extension - resubmission following R/29/09 - The Coach House, 81 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (g) **R/129/09/L - Application for Listed Building Consent for demolition of existing single storey extension, erection of new two storey rear extension - resubmission following R/33/09/L - The Coach House, 81 The Street, Rustington**

The Committee AGREED to raise no objection to this application, but to ask the local Planning Authority to attach a condition to any permission granted, specifying that the property should remain as a single accommodation unit permanently, to prevent any future application for the possible conversion of the property into flats/apartments.

(h) R/119/09 - Erection of a canopy at driveway - 4 Shirley Close, Rustington

The Committee AGREED to raise no objection to this application.

(i) R/127/09 - Change of use from A1 (retail) to A2 (Financial and Professional Services) - 7 Broadmark Parade, Broadmark Lane, Rustington

The Committee AGREED to raise no objection to this application.

(j) R/132/09 - New 2 bedroom bungalow - Part of land at 1 Woodlands Avenue, Rustington - 1 Woodlands Avenue, Rustington

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

- (i) The formation of a new access onto the public highway would have the effect of removing a further parking space in Albert Road, a road where there is already a shortage of parking spaces at most times of the day. It would also lead to an increase, albeit moderate, in the movement of vehicles onto and off of the public highway, in close proximity to the junction of Woodlands Avenue and Albert Road, which would be detrimental to the safety and free flow of traffic, adding to the existing hazards of highway users
- (ii) The proposal, by reason of its size and mass, would most certainly represent an over-development of the site
- (iii) 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 alter the character of the locality to the detriment of the amenities of the area
- (v) The proposal would constitute an unsatisfactory form of in-fill development which would be unneighbourly and adversely affect the privacy and quiet enjoyment of the neighbouring property, namely 29 Albert Road.

(k) R/134/09 - Ground floor extension, removal of existing roof raising eaves level and rooms in new roof - 4 Broadmark Avenue, Rustington

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

- (i) The proposal, by reason of its height, size and mass, would most certainly represent an over-development of the site
- (ii) The proposal would result in a severe loss of light and privacy, by reason of overlooking, and would form an obtrusive feature to the detriment of the occupiers of the adjacent properties
- (iii) The proposal would constitute an unsatisfactory form of development which would be unneighbourly and adversely affect the privacy and quiet enjoyment of the neighbouring properties, namely 2 and 6 Broadmark Avenue.

The Committee also AGREED a Neighbour Notification.

77/09 ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE

The Clerk reminded the Committee of the Recommendations that had been included in the Report of the above Committee to be held on Wednesday 12 August 2009, as follows:-

- (a) **R/101/09 - Extension - 1 Walders Road, Rustington - Conditional Approval**

Chairman: **Date:**