

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 11 May 2009

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

46/09 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Ceiriog-Hughes (Personal Commitment). This apology was accepted by the Committee.

47/09 **DECLARATIONS OF INTEREST**

There were no declarations of interest recorded by Members.

48/09 **MINUTES**

The Minutes of the Meeting held on 27 April 2009 were signed by the Chairman as a correct record.

49/09 **MATTERS ARISING FROM THE MINUTES**

- (a) **R/49/09 - House and detached garage (amendment to previously approved R/271/08) - 8 Bushby Avenue, Rustington**

The Clerk referred to Minute 37/09(b) and reminded the Committee that further detailed information in respect of this application, received from the applicant, had been previously circulated to all Members.

Following detailed consideration, the Committee AGREED to withdraw its previous objections to this application in view of the information received which confirmed that the access road to Waverley Court was not part of the public highway.

- (b) **R/278/08 - Minor amendments to new house - 29 Sea Avenue, Rustington**

The Clerk referred to Minute 7/09(a) and reported the receipt of notification 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 4 June 2009.

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.

50/09 **PLANNING APPLICATIONS**

- (a) **R/59/09 - Room in roof as bedroom with dormer, entrance porch - 145 Worthing Road, Rustington**

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

(b) R/55/09 - Two storey side extension and alterations to rear extension - 49 Broadmark Lane, Rustington

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

(c) R/60/09 - Change of use from house to Nursery School and erection of rear extension - 33 North Lane, Rustington

The Chairman reported the receipt of six verbal representations from neighbouring residents, raising objections to this application. The Clerk reminded the Committee that a copy of a formal representation had also been previously circulated to all Members.

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

- (i) The proposed change of use for a Nursery would effectively represent the introduction of a commercial/business use inappropriately located in a residential neighbourhood, and would, therefore, be detrimental to the amenities and quiet enjoyment of the residents of surrounding properties
- (ii) The proposal would increase the pressure for on-street parking, and cause considerable congestion, in a busy main through road which was not only unsuitable for parking, but where it was evident that insufficient space was available for parking at most times during daytime hours
- (iii) The proposal would give rise to an extensive increase in the movement of vehicles on to and off of the public highway, as well as definitely attracting standing vehicles, which would be detrimental to the safety and freeflow of traffic, and would add to the hazards for highway users to an unacceptable degree
- (iv) The proposed use would have an un-neighbourly impact on the locality by reason of the general level and nature of activity and the traffic generated thereby
- (v) The proposal would have a detrimental effect on the locality and, in particular, nearby properties by reason of noise and the intrusion of extraordinary traffic
- (vi) The proposal would significantly increase the pressure for on-street parking in Brendon Way, Westlands and Hide Gardens, which are 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
- (vii) Provision is only made on the site for the parking of five staff vehicles, with no provision whatsoever for parents' or visitors' vehicles
- (viii) The proposal would represent an unsympathetic intrusion which would also result in a severe loss of privacy for the occupiers of Nos. 31 and 35 North Lane and 3 Westlands.

(d) R/64/09 - Single storey extension to provide cloak room and veranda, two storey extension to provide sunroom to ground floor and box room, new pitched roof to garage and new 2m high fence and wall to front boundary - 28 Mill Lane, Rustington

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

Chairman: Date: