

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 12 January 2009

**PRESENT:** Councillors M Warrington (In the Chair), A Akbar (Substitute Member), J Ceiriog-Hughes, J Collins and G Tyler (Substitute Member)

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#### **1/09            CHAIRMAN OF THE MEETING**

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

#### **2/09            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Grevett (Business Commitment), Mrs Lines (Personal Commitment), Perry (Work Commitment) and Snell (Personal Commitment). These apologies were accepted by the Committee.

#### **3/09            DECLARATIONS OF INTEREST**

Councillor Tyler declared a personal interest in Minute 07/09(a) (R/278/08 - Minor amendments to new house - 29 Sea Avenue, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **4/09            MINUTES**

The Minutes of the Meeting held on 22 December 2008 were signed by the Chairman of the Meeting as a correct record.

#### **5/09            MATTERS ARISING FROM THE MINUTES**

- (a) **R/239/08 - Change of use from Class C2 (residential institutional) use and alterations to West Preston Manor, to form 1 No. one bedroom flat, 1 No. two bedroom flat and 2 No. three bedroom cottages together with the erection of a pair of semi-detached 2 No. three bedroom dwellings, parking spaces, car barns, cycle storage, refuse bin storage and amenity open space - West Preston Manor, Pigeonhouse Lane, Rustington**

The Clerk referred to Minute 119/08(g) 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 21 January 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.

#### **6/09            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/222/08       - Raised parking area/ramp with hand rail for mobility buggy - Parking Area rear of 51 Ruston Avenue, Rustington**

- R/238/08/T - Crown reduction and dead-wooding of 1 No. Atlas Cedar and crown reduction and shape 1 No. Silver Maple - Land adjoining Wayside, Woodlands Avenue, Rustington**
- R/243/08 - Double car standing area including vehicle crossover, footpath, amendment to wall, fence and gate - 1 Hutchinson Close, Rustington**
- R/246/08 - Proposed kitchen extension - 60 Conbar Avenue, Rustington**
- R/247/08/T - Cut back lower branch of 1 No. Pine tree - 8 Bushby Avenue, Rustington**
- R/248/08 - Installation of a new entrance canopy and walkway - Princess Marina House, Seafeld Road, Rustington**
- R/263/08 - Extension/alteration and replacement detached garage - 5 Frobisher Way, Rustington**
- R/274/08/TC - Various surgery to 2 No. Pear trees and 2 No. Apple trees (within the Rustington Conservation Area) (Extended) - 8 Elm Farm Cottages, Old Manor Road, 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 not been required:-

- R/268/08/T - Surgery to one Silver Birch tree - reduce crown by 30% to increase light to front of property - 15 Sea Avenue, Rustington**

The Committee NOTED this information.

## **7/09 PLANNING APPLICATIONS**

*(Prior to consideration of the following item, Councillor Tyler had declared a personal interest as a Member of the Sea Estate Residents Association)*

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

The Chairman of the Meeting reminded the Committee of both the representation received from a neighbouring resident prior to the Meeting, a copy of which had been circulated to all Members of the Committee, together with the verbal representation made by the same resident during the Public Question Time held prior to the Meeting.

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

- (i) The proposal, with the addition of a detached double garage, would most certainly represent a severe over-development of the site
- (ii) The proposal, by reason of its height and mass, would represent an over-bearing form of in-fill development which would have a detrimental effect on the visual amenities and quiet enjoyment of the occupiers of No. 31 Sea Avenue
- (iii) The proposal would result in a severe loss of light and privacy, by reason of overlooking, for the occupiers of No. 31 Sea Avenue
- (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/280/08/T - Crown thinning by 20% of 1 No. Bird Cherry tree, 1 No. Oak Tree and 1 No. Mulberry tree - Barton Court and Ffynches Lodge, The Street, Rustington**

The Committee AGREED to raise no objection to this application, subject to approval by the local Planning Authority's Arboriculturist.

- (c) **R/281/08 - Proposed extension and alteration - 55 North Lane, Rustington**

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

- (d) **R/285/08 - Replace existing Velux window with dormer to front elevation - 28 Glenville Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/287/08 - Single storey extension to rear - Lilac Cottage, Herne Lane, Rustington**

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

- (f) **R/289/08 - Roof alterations - 8 Merton Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

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