

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 23 February 2009

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

During the Public Question Time held prior to the Meeting, representations were received in respect of Planning Application No. R/5/09 by the occupiers of neighbouring properties.

20/09 APOLOGIES FOR ABSENCE

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

21/09 DECLARATIONS OF INTEREST

Councillor Mrs Lines declared a personal interest in Minute 25/09(f and g) (R/26/09 - Erection of new 1 metre high open palisade style fencing around property and on top of existing 300-400mm high brick wall, to include 1 single and 1 pair of framed gates - 8 The Parkway, Rustington and R/24/09/T - Crown reduction, lifting and thinning to one Sycamore tree (T1) - Access driveway to Waverley Court off Waverley Road and r/o 10 and 12 Bushby Avenue, Rustington, refer).

She remained in the Meeting during the consideration of these items and took part in the discussions and votes thereon.

22/09 MINUTES

The Minutes of the Meeting held on 9 February 2009 were signed by the Chairman as a correct record.

23/09 MATTERS ARISING FROM THE MINUTES

- (a) **R/5/09 - Alterations to dwelling to include replacement of existing dormer with bigger dormer windows to benefit from more natural light to provide main bedroom and ensuite toilet/shower and demolition of the existing front lobby and replacement with a new hall/lounge extension. The existing rear sun room will also be demolished - 10 Seafield Road, Rustington**
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The Chairman referred to Minute 19/09(b) and reminded the Committee of the representations received from neighbouring residents, during the Public Question time held prior to the Meeting, objecting to this application.

The Committee then reconsidered this application and AGREED to object to it on the following grounds:-

- (i) The proposal, by reason of its height and mass, would form an obtrusive feature in this location, to the detriment of the visual amenities of neighbouring properties, and is a form of development which would be out of keeping with the present character of the area
- (ii) The proposal would be severely detrimental to the visual amenities of the occupiers of the neighbouring properties on the east, west and north boundaries of the site.

The Committee also AGREED that District Councillor Clayden should be asked to make a verbal objection to the application, on behalf of the Parish Council and his Ward parishioners if, and when, it was considered by the local Planning Authority's Development Control Committee.

24/09

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/282/08 - Loft Conversion - 35 Jervis Avenue, Rustington

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

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

R/289/08 - Roof alterations - 8 Merton Avenue, Rustington

R/295/08 - Single storey rear extension and conservatory - 45 Chaucer Avenue, Rustington

R/2/09 - Alterations and extensions - 15 Barnsite Gardens, Rustington

The Committee NOTED this information.

25/09

PLANNING APPLICATIONS

- (a) **R/14/09 - Outline application for erection of a terrace of 4 No. 3 bed houses - Land to rear and West of 13-17 North Lane/Wendy Ridge, Rustington**

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

- (i) Having regard to the area of the site the proposal would represent an over-development
- (ii) The increased number of accesses to the public highway at this point would add to the hazards of highway users to an unacceptable degree, and would, whilst including a basic provision for the parking of one vehicle per property, also decrease the number of on-street parking spaces available in Wendy Ridge, a cul-de-sac where it is evident that insufficient space is available for parking at the present time.
- (b) **R/18/09/T - Various surgery to one Cypress, two prunus and six Acer trees - Pumping Station, Cross Road and Pigeonhouse Lane, Rustington**

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

- (c) **R/11/09 - Loft conversion and rear extensions - 32 Knightcroft Avenue, Rustington**

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

- (d) **R/22/09/TC - Pollard to previous pollard point seven Cherry (prunus). Reduce crown by 20% and deadwood one Sugar Maple (Acer) within the Rustington Conservation Area - Friars, 83 The Street, Rustington**

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

- (e) **R/23/09 - 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 2 No. detached three bedroom dwellings, parking spaces, car barns, cycle storage, refuse bin storage and amenity open space (Resubmission of R/239/08) - West Preston Manor, Pigeonhouse Lane, Rustington**

The Committee AGREED to raise no objection to this application.

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

- (f) **R/26/09 - Erection of new 1 metre high open palisade style fencing around property and on top of existing 300-400mm high brick wall, to include 1 single and 1 pair of framed gates - 8 The Parkway, Rustington**

The Committee AGREED to raise no objection to this application.

- (g) **R/24/09/T - Crown reduction, lifting and thinning to one Sycamore tree (T1) - Access driveway to Waverley Court off Waverley Road and r/o 10 and 12 Bushby Avenue, Rustington**

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

26/09 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 25 February 2009, as follows:-

- (a) **R/273/08 - Erection of a single detached house with integral garage - Land to West of 2 Cross Road, Rustington - Conditional Approval**
- (b) **R/278/08 - Minor amendments to new house - 29 Sea Avenue, Rustington - Conditional Approval**

Chairman: Date: