

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 24 August 2009

PRESENT: Councillors R Grevett (Chairman), A Akbar, J Ceiriog-Hughes, J Collins, G Eyre and Mrs S Lines

78/09 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Perry (Work Commitment). This apology was accepted by the Committee.

79/09 DECLARATIONS OF INTEREST

Councillor Mrs Lines declared a personal interest in Minute 82/09(k) and (l) - (R/154/09 - Single storey extension with pitched roof. Side dormer extension. Velux window to rear. Change driveway to allow in and out access - 75 Sea Avenue, Rustington; R/157/09 - Extension and Alterations - 100 Sea Avenue, Rustington, refer).

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

80/09 MINUTES

The Minutes of the Meeting held on 10 August 2009 were signed by the Chairman as a correct record.

81/09 MATTERS ARISING FROM THE MINUTES

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

The Clerk referred to Minute 49/09(b) and advised the Committee that the appeal in respect of the above planning permission had been dismissed.

The Committee was pleased to NOTE this information.

82/09 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/101/09 - Extension - 1 Walders Road, Rustington

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

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

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

The Committee NOTED this information.

83/09 **PLANNING APPLICATIONS**

- (a) **R/117/09 - First floor extension to provide bedroom and en-suite over existing garage, cloakroom and hallway - 8 Hudson Drive, Rustington**

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

- (b) **R/118/09 - Rear conservatory - Marnell Cottage, Stonefields, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/126/09 - Proposed two storey rear and side extension. Demolition of existing two storey extension - 3 Botany Close, Rustington**

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

- (d) **R/137/09 - Porch to front elevation - 10 Pigeonhouse Lane, Rustington**

The Committee AGREED to raise no objection to this application.

- (e) **R/139/09 - Replacement of existing perimeter hedge with 1500mm fencing to match existing fence on neighbouring property (south side of Manor Road) - Flats 19-31 Old Manor Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/144/09 - Rear glazed conservatory style extension - 83 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (g) **R/145/09/L - Application for Listed Building Consent for rear glazed conservatory style extension - 83 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (h) **R/146/09 - 45 new dwellings in grounds of convalescent home and conversion of laundry building to provide 5 apartments together with associated car parking and landscaping and relocation of eastern pier of the western gates to the Convalescent Home - Rustington Convalescent Home, Sea Road, Rustington**

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

- (i) The proposal in respect of Units 1-23, by reason of their modern design and general aesthetic appearance, would have a detrimental impact on the setting of the Grade II Listed Rustington Convalescent Home building and would, most certainly, be out of keeping and unsympathetic to the ambience of this historic landmark in the Parish of Rustington
- (ii) The proposal in respect of Units 1-23 would be in direct conflict with Policy DEV 11 of the Arun District Local Plan, which states that development in close proximity to Listed Buildings “should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired”
- (iii) The proposal, by reason of the number of units, would give rise to an unacceptable increase in the volume of traffic and associated activity in Sea Road, a very busy through road linking Rustington to Littlehampton. This, together with the movement of vehicles on to and off of the public highway would, most certainly, prove to be detrimental to the safety and free flow of traffic, and would add to the hazards of highway users at this point to an intolerable degree

- (iv) The proposal would result in an excessive amount of development being dependent on an inadequate single point of access and would also be likely to attract standing vehicles which would interrupt the flow of traffic on the public highway, thereby adding even further to the aforementioned hazards for road users at this location.

The Committee was particularly concerned that the addition of 50 residential properties, in this vicinity, would place excessive pressure on the existing sewage and drainage system, to the detriment of its effectiveness and efficiency. These concerns were based on the fact that recurring flooding problems are experienced in this area during adverse weather conditions.

- (i) **R/147/09/L - Listed Building Consent for 45 new dwellings and conversion of the laundry building to provide 5 apartments together with associated car parking and landscaping. Relocate eastern entrance pier of the western gates to the Convalescent Home - Rustington Convalescent Home, Sea Road, Rustington**

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

- (i) The proposal in respect of Units 1-23, by reason of their modern design and general aesthetic appearance, would have a detrimental impact on the setting of the Grade II Listed Rustington Convalescent Home building and would, most certainly, be out of keeping and unsympathetic to the ambience of this historic landmark in the Parish of Rustington
- (ii) The proposal in respect of Units 1-23 would be in direct conflict with Policy DEV 11 of the Arun District Local Plan, which states that development in close proximity to Listed Buildings “should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired”
- (iii) The proposal, by reason of the number of units, would give rise to an unacceptable increase in the volume of traffic and associated activity in Sea Road, a very busy through road linking Rustington to Littlehampton. This, together with the movement of vehicles on to and off of the public highway would, most certainly, prove to be detrimental to the safety and free flow of traffic, and would add to the hazards of highway users at this point to an intolerable degree
- (iv) The proposal would result in an excessive amount of development being dependent on an inadequate single point of access and would also be likely to attract standing vehicles which would interrupt the flow of traffic on the public highway, thereby adding even further to the aforementioned hazards for road users at this location.

The Committee was particularly concerned that the addition of 50 residential properties, in this vicinity, would place excessive pressure on the existing sewage and drainage system, to the detriment of its effectiveness and efficiency. These concerns were based on the fact that recurring flooding problems are experienced in this area during adverse weather conditions.

- (j) **R/152/09 - New detached double garage - 30 Milton Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

(Prior to consideration of items (k) and (l), Councillor Mrs Lines had declared a personal interest as a member of the Sea Estate Residents Association)

- (k) **R/154/09 - Single storey extension with pitched roof. Side dormer extension. Velux window to rear. Change driveway to allow in and out access - 75 Sea Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

(l) R/157/09 - Extension and Alterations - 100 Sea Avenue, Rustington

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

(m) R/153/09/A - 1 x Internally illuminated fascia sign - 130 The Street, Rustington

The Committee AGREED to raise no objection to this application.

84/09 ARUN DISTRICT COUNCIL - DRAFT STRATEGY AGREEMENT

The Committee considered a letter received from the Team Leader Development Compliance, together with the Draft Strategy, and AGREED that Members should submit their individual comments to the Clerk by 7 September 2009, to enable her to make a response on behalf of the Council, if appropriate, by the closing date of 11 September 2009.

Chairman: **Date:**