

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 28 September 2009

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

In Attendance - Councillor A Cooper

91/09 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Eyre (Holiday). This apology was accepted by the Committee.

92/09 **MINUTES**

The Minutes of the Meeting held on 14 September 2009 were signed by the Chairman as a correct record.

93/09 **MATTERS ARISING FROM THE MINUTES**

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

The Clerk referred to Minute 76/09(j) 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 7 October 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.

(b) R/163/09 - Loft conversion and rear extension (re-submission following R/91/09) - 6 Central Avenue, Rustington

The Clerk referred to Minute 88/09(b) 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 7 October 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.

94/09 **LOCAL PLANNING AUTHORITY DECISIONS**

(a) 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 been granted conditionally:-

R/152/09 - New detached double garage - 30 Milton Avenue, Rustington

The Committee NOTED this information.

(a) R/161/09 - Demolition of existing bungalow and erection of one and a half storey new dwelling with integral garage - 40 Broadmark Lane, Rustington

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

The voting in respect of this application was as follows:-

To raise no objection: Councillors Akbar, Collins, Grevett, Mrs Lines and Perry
To object to the application: Councillor Ceiriog-Hughes

(b) R/165/09 - Residential development consisting of new end of terrace house - 7 Paddock Green, Rustington

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

- (i) The proposal would result in a loss of light for the occupiers of No. 8 Paddock Green, and would most certainly adversely affect the established visual amenities and quiet enjoyment of the occupiers of the aforementioned property
- (ii) The proposal makes no provision, whatsoever, for parking, in a small cul-de-sac where there is already limited parking space available for the nine houses that use the designated parking area
- (iii) This situation is exacerbated by the fact that the garage compound for this development, does not provide sufficient room for the manoeuvring of larger model vehicles and, therefore, many of the garages are unable to be used appropriately, increasing the pressure on the limited parking area available
- (iv) It is likely that parking could be required for up to three additional vehicles, for which no parking facilities will be available
- (v) The proposed development could attract standing vehicles in Station Road, which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point
- (vi) Having regard to the location of the site and its relationship to existing properties, the proposal would give rise to an un-neighbourly form of in-fill development which would have a detrimental impact on the street scene
- (vii) 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.

The Committee further AGREED that, in the event of permission being granted by the Local Planning Authority, it should be urged to ensure that the preserved trees were protected from any possible damage that might be caused as a result of the proposed development.

(c) R/171/09 - Conservatory to rear - 20 Evelyn Avenue, Rustington

The Committee AGREED to raise no objection to this application.

(d) R/173/09/A - Internally illuminated fascia signage - 15 Churchill Parade, Rustington

The Committee AGREED to raise no objection to this application

- (e) **R/175/09 - Loft conversion including the replacement of the existing roof structure with a new steeper pitched roof with dormer windows - 50 Shaftesbury Road, Rustington**

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

- (f) **R/178/09 - Erect a wooden apex roof shed - 1 Ashton Gardens, Rustington**

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

- (i) The proposal to remove a section of garden wall and erect a wooden apex roof shed would not only be out of keeping with the current 'open plan' street scene but would also be detrimental to the visual amenities of neighbouring properties.

- (g) **R/172/09 - New 2 x double door aluminium shopfront with brick riser - 15 Churchill Parade, Rustington**

The Committee AGREED to raise no objection to this application.

- (h) **R/179/09 - Amendments to planning permission R/283/07 - Relocation of parking and turning area utilising existing vehicular access onto Sea Lane - 126 Sea Lane, Rustington**

The Committee AGREED to raise no objection to this application.

Chairman: **Date:**