

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 7 June 2010

**PRESENT:** Councillors J Ceiriog-Hughes, A Cooper, G Eyre, R Grevett, Mrs S Lines and S Perry

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#### **39/10 ELECTION OF CHAIRMAN**

The Committee RESOLVED unanimously that Councillor Grevett be elected as Chairman of the Committee for the ensuing year.

#### **40/10 ELECTION OF VICE-CHAIRMAN**

The Committee RESOLVED unanimously that Councillor Eyre be elected as Vice-Chairman of the Committee for the ensuing year.

#### **41/10 APOLOGIES FOR ABSENCE**

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

#### **42/10 DECLARATIONS OF INTEREST**

Councillor Mrs Lines declared a personal interest in Minute 45/10(n) (R/110/10/T - Fell 1 No. Cedrus Tree - 8 Bushby Avenue, Rustington, refers). She remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

#### **43/10 MINUTES**

The Minutes of the Meeting held on 10 May 2010 were signed by the Chairman as a correct record.

#### **44/10 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/36/10 - Outline Application with some matters reserved for demolition of existing building and replacement with 9 No. affordable houses and 2 No. affordable disabled bungalows, with 17 car spaces and associated hardstanding - The Fletchers Arms, Station Road, Rustington**

**R/59/10 - Erection of 3 No. 3 bed dwellings - Land to the rear of 13-17 North Lane, accessing Wendy Ridge, Rustington**

**R/83/10 - Proposed single storey extensions to existing property - 37 Angmering Lane, East Preston**

The Committee NOTED this information.

#### **45/10 PLANNING APPLICATIONS**

(a) **R/76/10/L - Application for Listed Building Consent for construction of new gatehouse and car barn (design similar to that already approved under application R/23/09) with glazed link between gatehouse and existing greenhouse - West Preston Manor - Pigeonhouse Lane, Rustington**

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The Committee AGREED to raise no objection to this application.

**(b) R/101/10 - Proposed garage - 37 Woodlands Avenue, Rustington**

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

- (i) The proposed location of the garage, in front of the building line, would be out of keeping with the surrounding area, and would most certainly be detrimental to the appearance of the street scene
- (ii) The proposed materials for the garage are inconsistent with the current brick built environment and would form an obtrusive feature which would be damaging to the visual amenities of both the neighbouring properties and the general aesthetics of the locality.

**(c) R/104/10 - New brick wall to front boundary and new front porch - Tamarind, 6 Cross Road, Rustington**

The Committee AGREED to raise no objection to this application.

**(d) R/82/10 - Single storey side extension - 73 Milton Avenue, Rustington**

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

**(e) R/86/10 - Change of use from B1 (Joinery Workshop) to A1 (Retail) and B2 (General Industry - Light Trade, Furniture Store) - 6 Sea Lane, Rustington**

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

- (i) The increased use of the existing access to the public highway (Sea Lane), would add to the hazards of highway users to an unacceptable degree, and would most certainly cause severe congestion at certain times of the day
- (ii) The proposal would generate an unacceptable increase in vehicular traffic and, in particular, heavy vehicles (delivering furniture) entering and leaving the public highway to the detriment of highway safety
- (iii) The proposal would increase the pressure for on-street parking in the area where there is already insufficient space available
- (iv) The change of use would be likely to attract standing vehicles which would interrupt the freeflow of traffic on the public highway and thereby add to the hazards of road users at this point.

**(f) R/87/10 - Proposed conservatory to side of property - 42 Sea Lane, Rustington**

The Committee AGREED to raise no objection to this application.

**(g) R/91/10 - Change of use of existing Alternative Health Centre to provide extension to adjoining Nursery School together with additional parking facilities - West Preston Nursery School and Avalon, Park Drive, Rustington**

The Committee AGREED to raise no objection to this application.

**(h) R/106/10 - Provision of new window to bathroom - 96 The Martlets, Rustington**

The Committee AGREED to raise no objection to this application.

- (i) **R/81/10 - Outline application with some matters reserved for demolition of existing bungalow and erection of 9 No. 3 bed houses and 1 No. 1 bedroom apartment together with associated car parking, access and open space - Yeomans and Agincourt, Woodlands Avenue, Rustington**

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

- (j) **R/89/10 - Loft extension including the replacement of the existing roof structure with a new pitched roof with dormer windows - 50 Shaftesbury Road, Rustington**

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

- (k) **R/93/10 - Change of use of retail lock up shop to hot food takeaway, fish and chip shop, together with galvanised steel air extraction flue and bin enclosure - 41 Worthing Road, Rustington**

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

- (i) In the absence of sufficient provision for parking, the proposal would most certainly attract standing vehicles which would interrupt the free flow of traffic on the public highway, thereby adding to the hazards of road users at this point
- (ii) The proposal would increase the pressure for on-street parking in a busy main through road, which is already congested at certain times during the day and night, not only as a result of vehicles parking on-street when visiting the adjacent Sandwich Bar, but also because of residential parking for properties in Worthing Road without any off-road parking provision
- (iii) The proposal to install a galvanised steel air extraction flue, by reason of its size and location, would be over-bearing and detrimental to the visual amenities of the neighbouring properties.

- (l) **R/103/10 - External alterations, reconfiguration of car parking, pedestrian and cycle access to provide refurbished retail unit - Focus Do It All and adjoining land, Rustington Retail Park, Rustington**

The Committee AGREED to raise no objection to this application.

- (m) **R/105/10 - Erection of mezzanine floor - Focus Do It All, Rustington Retail Park, Rustington**

The Committee AGREED to raise no objection to this application.

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

- (n) **R/110/10/T - Fell 1 No. Cedrus Tree - 8 Bushby Avenue, Rustington**

The Committee AGREED that the local Planning Authority should be asked to establish the following facts prior to any decision being made in respect of this application:-

- (i) Confirmation from the Arboriculturist that the tree (protected under TPO/R/01/01) in question is, in fact, diseased and poses a hazard to pedestrians and motorists
- (ii) The applicant is the owner of the land on which the tree is sited, and the tree itself, or has permission from the owner of the land to fell the tree

The Committee was particularly concerned to note that the applicant was seeking to waive Condition 2 of the previous decision in respect of R/49/09, which clearly stated that the tree should not be felled unless seriously diseased.

**(o) R/113/10 - Two storey extension to east; single storey extension to south and west - 2 Chanctonbury Close, Rustington**

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

- (i) The proposal for a two storey extension, by reason of its height, width and mass, would present an overbearing appearance, which would have a detrimental impact on the visual amenities and quiet enjoyment of the neighbouring properties and, in particular, Nos. 1 and 3 Chanctonbury Close
- (ii) The proposal for both a two storey and single storey extension would represent an over-development of the site.

The Committee also AGREED a Neighbour Notification.

**46/10 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 held on Wednesday 26 May 2010, as follows:-

- (i) **R/59/10 - Erection of 3 No. 3 bed dwellings - Land to the rear of 13-17 North Lane, accessing Wendy Ridge, Rustington - Conditional Approval**

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