

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 12 April 2010

**PRESENT:** Councillors R Grevett (Chairman), J Collins, A Cooper (Substitute Member), G Eyre and Mrs S Lines

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#### **26/10 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akbar (Personal Commitment), Ceiriog-Hughes (Personal Commitment) and Perry (Personal Commitment). These apologies were accepted by the Committee.

#### **27/10 DECLARATIONS OF INTEREST**

There were no declarations of interest by Members.

#### **28/10 MINUTES**

The Minutes of the Meeting held on 22 March 2010 were signed by the Chairman as a correct record.

#### **29/10 MATTERS ARISING FROM THE MINUTES**

- (a) **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**
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The Clerk referred to Minute 24/10(c) 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 13 April 2010. She reminded Members that the Council, as an interested party, was entitled to make a representation to the Committee.

The Committee NOTED this information.

#### **30/10 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/5/10 - Application for approval of reserved matters following outline approval of planning application R/185/09 for erection of a three bedroom bungalow and a detached single garage - Rear of 39 Seafield Road, Rustington**
- R/7/10 - Construction of a community garden - Church Farm Cottage, 76/78 The Street, Rustington**
- R/8/10 - Change of use from B1 (Business) and B8 (Storage) to B1 (Business), B8 (Storage) and D2 (Leisure) - Unit 2 Brookside Business Park, Brookside Avenue, Rustington**
- R/20/10/L - Application for Listed Building consent to demolish single flue chimney at rear of the property - The Coach House, 81 The Street, Rustington**
- R/37/10 - Proposed dormer roof extension - 28 Milton Avenue, Rustington**

The Committee NOTED this information.

**31/10**                    **PLANNING APPLICATIONS**

**(a) R/45/10 - Loft conversion comprising roof extensions and dormers and single storey extensions - Marionfield, Herne Lane, Rustington**

The Clerk referred to Minute 24/10(h) and reminded Members that consideration of this application had been deferred at the last Meeting of the Committee, pending individual site visits by all Members of the Committee.

Following a brief discussion, the Committee AGREED to raise no objection to this application.

**(b) R/59/10 - Erection of 3 No. 3 bed dwellings - Land to the rear of 13-17 North Lane, accessing 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.

**(c) R/58/10 - Demolish existing conservatory and construct new conservatory to rear of property - 17 Mallon Dene, Rustington**

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

- (i) The proposal, by reason of its size and mass, would be detrimental to the visual amenities and quiet enjoyment of the neighbouring property (No. 19) and would represent an over-development of the site.

The Committee also AGREED a Neighbour Notification.

**(d) R/62/10/T - Pollard one No. Lime tree - 6 Willowhayne Mews, Preston Paddock, Rustington**

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

**(e) R/65/10 - New driveway and path providing level access to the side door of the property and onto the pavement at the front of the property - 13 Chaucer Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

**32/10**                    **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 to be held on Tuesday 13 April 2010, as follows:-

- (a) **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 - Conditional Approval**