

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 22 March 2010

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

20/10 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ceiriog-Hughes (Hospitalisation), Eyre (Holiday) and Perry (Work Commitment). These apologies were accepted by the Committee.

21/10 DECLARATIONS OF INTEREST

There were no declarations of interest by Members.

22/10 MINUTES

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

23/10 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/266/09/A - 1 No. non illuminated folded aluminium fascia with internally illuminated Boots Lozenge sign and 1 No. internally illuminated projection sign - 8 Churchill Parade, Rustington

R/3/10/T - Surgery to various trees on the Sea Estate - Various highway verges, Sea Estate, Rustington

The Committee NOTED this information.

24/10 PLANNING APPLICATIONS

- (a) **R/14/10 - Proposed single storey extension comprising kitchen/dining room/family room - 9 The Crescent, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **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**

The Committee AGREED to raise no objection to this application.

- (c) **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**

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

- (i) The proposal is unacceptable in that in the absence of necessary improvements to the highway infrastructure to cater for the increase in traffic generated by the proposal, traffic conditions on the existing road network would be materially worsened.

(d) R/39/10 - Removal of existing flat roof garden store and construction of single storey pitch roof rear extension - 23 Cheam Road, Rustington

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

(e) R/42/10 - New vehicular access and hard standing to front of house - 62 Worthing Road, Rustington

The Committee AGREED to raise no objection to this application.

(f) R/37/10 - Proposed dormer roof extension - 28 Milton Avenue, Rustington

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

(g) R/43/10 - Outline application to demolish existing property and redevelop with 3 No. houses with all matters reserved - 1 Artex Avenue, Rustington

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

- (i) The proposal to erect three units of accommodation would constitute an undesirable intensification of residential development, at a density which would be out of keeping with the existing development in the area, and would most certainly represent an over-development of the site
- (ii) Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would present an over-bearing and unsympathetic appearance to the occupiers of the neighbouring properties to the east, which would not only result in a serious loss of privacy, but would also be severely detrimental to their quiet enjoyment and visual amenities
- (iii) The proposed development would be likely to attract standing vehicles in Artex Avenue and Worthing Road, which would interrupt the free flow of traffic and, as the main means of access to a busy industrial estate being used by many heavy duty vehicles, would most certainly add to the hazards of road users at this point
- (iv) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area.

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

Following detailed consideration of this application, the Committee agreed that any decision should be DEFERRED to the next Meeting, to give Members an opportunity to make individual visits to the site, prior to any decision being made in this regard.

(i) R/47/10 - Renewal of unimplemented planning permission R/286/06 for extension of supermarket, revised car parking layout, alterations to service yard and associated works (revised scheme) - Sainsbury's Supermarket, Rustington Retail Park, New Road, Rustington

The Committee AGREED to raise no objection to this application.

(j) R/48/10 - Removal of existing garage and erection of new detached three bedroom dwelling - Land to rear of 22 Broadmark Lane, Rustington

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

- (i) The proposal, by reason of its size, mass and design, would most certainly represent a severe over-development of the site
- (ii) This type of backland/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 also AGREED a Neighbour Notification.

(k) R/19/10/A - 2 No. internally illuminated fascia signs and 1 No. internally illuminated projecting pod sign - 113 The Street (Specsavers), Rustington

The Committee AGREED to raise no objection to this application.

25/10 ARUN DISTRICT COUNCIL - DEVELOPMENT CONTROL COMMITTEE

The Chairman referred to the Report for the Meeting held on 3 March 2010 and said that whilst there was nothing to report in respect of applications for Rustington, he drew the Committee's attention to Application LU/247/09 (Removal of existing benches and shelters on seafront promenade. Replacement with single bench structure from East Beach Café to rear of concessions adjacent to Harbour Park (sited along southern bounding with existing dwarf wall). Erection of two new public shelter structures - Littlehampton Promenade), which had been recommended for Conditional Approval.

The Committee NOTED this information.

Chairman: **Date:**