

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 18 September 2006

PRESENT: Councillors R Grevett (Chairman), Mrs S Lines, Mrs M Rice, D Rogers, G Tyler and M Warrington

75/06 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Ceiriog-Hughes (Personal Commitment) and J Collins (Sickness). These apologies were accepted by the Committee.

76/06 DECLARATIONS OF INTEREST

Councillor Tyler declared a personal interest in Minute 79/06 (Planning Application R/210/06 refers). He remained in the Meeting during consideration of this item and took part in the discussion and vote thereon.

77/06 MINUTES

The Minutes of the Meeting held on 4 September 2006 were signed by the Chairman as a correct record.

78/06 MATTERS ARISING FROM THE MINUTES

(a) R/213/06 – Outline application for construction of one detached chalet style dwelling and one single garage – Land to the rear of 52 Sea Avenue, Rustington

The Clerk referred to Minute 73/06(e) and reported the receipt of notification from the local Planning Authority that this application had been withdrawn at the request of the applicant.

The Committee NOTED this information.

(b) R/194/06 – Approval of reserved matters following outline consent R/216/05 for erection of 19 dwellings comprising of 8 No. 2 bedroom apartments, 7 No. 3 bedroom houses, 3 No. 2 bedroom houses and 1 No. 2 Bedroom bungalow (Re-submission following R/123/06) – 5-9 Mill Lane, Rustington

The Clerk referred to Minute 73/06(b) and reported the receipt of notification from the local Planning Authority that this application was expected to be determined by the Development Control Committee on 27 September 2006. She reminded Members that the Council, as an interested party, was entitled to make a representation at the Committee.

The Committee NOTED this information.

79/06 R/210/06 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF A PAIR OF DETACHED CHALET BUNGALOWS WITH DETACHED GARAGES (RE-SUBMISSION FOLLOWING R/95/06) – 24 SEAFIELD ROAD, RUSTINGTON

The Chairman referred to Minute 73/06(i) and reminded Members of both the receipt of representations from neighbouring residents in respect of this application, and the verbal representations made during the Public Question Time prior to the Meeting.

He said that he had discussed the possibility of the Committee reconsidering this application, in view of the representations received, with the Chairman of the Council, and it had been decided that the Committee should be asked to do so at this Meeting. He confirmed that the local Planning Authority's closing date for observations in respect of this application was 28 September 2006, so the Committee's comments could still be submitted in good time.

The Committee then agreed to reconsider the application and, following detailed consideration, agreed to raise the following objections:

- (i) The proposal, by reason of its height and mass, would form an obtrusive feature in this location, to the detriment of the visual amenities of adjoining properties which would be out of keeping with the present character of the area
- (ii) The erection of a pair of detached four bedroom chalet bungalows with detached garages on this site would constitute an undesirable intensification of residential development, at a density which would be out of keeping and incompatible with the existing development in the immediate locality**
- (iii) The proposal would be severely detrimental to the visual amenities of the occupiers of the neighbouring properties on the east, west and south boundaries of the site
- (iv) The proposal would result in a serious loss of privacy for the occupiers of the adjacent properties and, in particular those to the east, by reason of overlooking and loss of light, due to the height of the proposed chalet bungalows, in relation to the neighbouring bungalows. This would most certainly adversely affect the quiet enjoyment of the occupiers of the aforementioned properties**
- (v) If this proposal were permitted, it would be difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area, thereby creating a precedent for the future.**

The Committee also expressed its concern at the submitted plans, which appeared to be ambiguous as to the orientation of the proposed development.

80/06 PLANNING APPLICATIONS

- (a) R/227/06 – Alteration and extension of existing dormer windows to front of property and rooflights to rear of property – 27 Pigeonhouse Lane, Rustington

The Committee raised no objection to this application.

- (b) **R/232/06/A – 1 No. internally illuminated fascia sign – Bott Pharmacy, 4 Station Parade, East Preston**
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The Committee raised no objection to this application.

- (c) **R/234/06 – Rear extension with rooms in roof – 9 Priors Road, Rustington**

Following detailed consideration of the submitted plans, the Committee agreed to defer making any decision in respect of this application, pending individual site visits by all Members of the Committee.

(d) **R/235/06 – Single storey side extension and rear conservatory, roof alterations with front and rear dormers and barn end gable – 42 Pigeonhouse Lane, Rustington**

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

(e) **R/238/06 – Construction of ramped access to front door – 40 Angmering Way, Rustington**

The Committee raised no objection to this application.

(f) **R/243/06/CLE – Application for certificate of lawfulness for existing fence – 33 Broadmark Lane, Rustington**

The Committee raised no objection to this application.

81/06 TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL – R/115/06 – NEW DWELLING UNIT (2 BEDROOM HOUSE) – PART OF LAND AT 1 WOODLANDS AVENUE, RUSTINGTON

The Clerk referred to Minute 36/06(n) and reported the receipt of a letter from the Local Planning Authority, stating that an Appeal had been lodged with the Planning Inspectorate against the non-determination of the above application, and that the closing date for representations in this regard was 3 October 2006.

The Clerk reminded the Committee that objections had been previously registered with the Local Planning Authority in respect of this application.

The Committee NOTED this information and agreed that the Committee’s objections should be forwarded to the Planning Inspectorate for consideration.

82/06 ARUN DISTRICT COUNCIL – PLANNING TRAINING AND UPDATE EVENT FOR PARISH AND TOWN COUNCILS AND PARISH MEETINGS

The Clerk reported the receipt of an Invitation to attend a Planning Training and Update Event for Town and Parish Councils and Parish Meetings. She said that it would be held on 23 October 2006 from 2.00 pm, lasting approximately three hours, at the Arun Civic Centre.

Following a brief discussion, Councillors Mrs Lines, Mrs Rice, Rogers, Tyler and the Clerk of the Council confirmed that they would be interested in attending this Conference.

Chairman: **Date:**