

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 18 August 2025

PRESENT: Councillors Ms M Revell (Chairman), J Bennett, J Ceiriog-Hughes, Mrs A Cooper, A Cooper, R Grevett, Mrs C Stevens and P Warren

In attendance: Councillors Mrs S Partridge and D Rogers

72/25 APOLOGIES FOR ABSENCE

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

73/25 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Mrs Cooper declared a prejudicial interest in Minute 75/25(b) (A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of Listed Buildings - Land West of Bewley Road, Angmering, refers). She remained in the Meeting during consideration of this item but took no part in the vote thereon.

Councillor Cooper declared a personal interest in Minute 75/25(b) (A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of Listed Buildings - Land West of Bewley Road, Angmering, refers). He remained in the Meeting during consideration of this item but took no part in the vote thereon.

74/25 MINUTES

The Minutes of the Meeting held on 21 July 2025 were signed by the Chairman as a correct record.

75/25 MATTERS ARISING FROM THE MINUTES

- (a) **R/143/24/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement apartments and 3 No. retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (Zero Rated) as other development - The Windmill Inn and 34 Mill Lane, Rustington**
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The Clerk referred to Minute 52/25(a) and reported that she had previously circulated a notification from the local Planning Authority, including the Appeal and Costs Decision by the Planning Inspectorate, in respect of this application, as follows:-

- Summary of Appeal Decision - Dismissed
- Summary of Cost Decision - Refused

The Committee NOTED this information.

(Prior to consideration of the following item, Councillor Mrs Cooper had declared a prejudicial interest in her capacity as an Arun District Council Member and trained substitute on its Planning Committee)

(Prior to consideration of the following matter, Councillor Cooper had declared a personal interest as the District Council Ward Member for Angmering)

- (b) A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of listed buildings - Land West of Bewley Road, Angmering**
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The Clerk referred to Minute 95/24 and reported the receipt of a letter from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the decision to refuse planning permission for the proposed development, and that the Appeal would be determined on the basis of an inquiry, with the opportunity for the Council to apply for a Rule 6 Status. All representations made at application stage would be forwarded to the Planning Inspectorate and the Appellant and would be considered by the Inspector when determining the Appeal.

Following a further discussion, the Committee AGREED to reiterate its support for the objections originally raised by Angmering Parish Council in respect of this Application, together with its own comments in this connection.

The Committee further AGREED to apply for a Rule 6 Status, in the hope that the Council would be permitted to make a physical representation at the Appeal.

76/25 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:-

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| R/239/24/PL | - Demolition of existing building (facing Brookside Avenue) and redevelopment of the rear of the site for office use, with ancillary storage facilities and landscaping falling within Class E. This application is in CIL Zone 4 and is zero rated as other development - Condair Building, Artex Avenue |
| R/86/25/HH | - Single storey side/rear extension - 12 Seafield Road |
| R/94/25/HH | - Removal of existing flat roof garage and replacement with a pitched roof extension, new attached double garage and a detached car port. Alterations to existing fenestration. Roof alterations including amending the existing rear shed dormer to a flat roof dormer and the front facing shed dormer to a gabled dormer plus incorporation of rooflights - Seascape, 5 West Mead |
| R/95/25/HH | - Proposed single storey rear extension - 23 Broadmark Lane |
| R/101/25/HH | - Loft conversion including hip to gable extension and rear dormer. Demolition of existing conservatory and construction of new single storey rear extension - 59 Tennyson Avenue |

The Committee NOTED this information.

- (b)** 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 withdrawn:-

R/96/25/CLP - Lawful development certificate for the construction of a rear facing dormer and hip to gable extension - 4 Walders Road

The Committee NOTED this information.

77/25 PLANNING APPLICATIONS

The Clerk reminded the Committee of the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) R/113/25/HH - Conversion of rear conservatory to flat roof brick extension and single storey side extension with changes to fenestration - 7 Tasman Close, Rustington**

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

- (b) R/127/25/HH - Roof alterations to create new higher ridge line, two cottage dormers to the front elevation and flat roof dormer to the rear elevation. Change pitched roof of the existing rear ground floor addition to a flat roof to match the adjoining extension - 159 Worthing Road, Rustington**

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

- (c) R/131/25/HH - Alterations to the roof, new hip gable roof to 2 No. projecting bays, East and West elevation extensions and minor internal remodelling. Relocation of the front door on the same elevation - 8 Holmes Lane, Rustington**

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

- (d) R/130/25/HH - Rear/side wrap-around single storey extension - 17 Mill Close, Rustington**

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

- (e) R/122/25/PL - Removal of solar panels and retiling of pitched roofs on Flint House. This application may affect the setting of a listed building and is in CIL Zone 4 (zero rated) - Flint House, Cudlow Garden, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) R/133/25/T - 1 No. Ash (T4) proposed removal of the existing play equipment and associated bark ground covering to facilitate the creation of a new turfed seating area within the rear garden. T4 is located within the area of the proposed works. Protection measures will remain throughout the proposed works with no works to the existing TPO trees - Lamb Inn, 73 The Street, Rustington**

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

78/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that whilst there had been no Rustington Applications considered at the Meeting of the Planning Committee held on 6 August 2025, the Committee might be interested to note the following:-

- **LU/76/25/PL - Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, landscape improvements, retention of associated car park and all associated works. This application affects the setting of listed buildings and affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (zero rated) as other development - Former Waitrose Site, Avon Road, Littlehampton**

Delegated authority was given to the Group Head of Planning, but the Committee recommended that planning permission should be granted

- **EP/50/25/PL - Change of use of the existing Conservative Hall building (Use Class F2) to a funeral chapel with associated function room (Sui Generis), removal of front parapet, signage and infill roof, removal of external stores to north side, provision of a new ramp to front entrance, to include local community uses. This application may affect the setting of a listed building and is in CIL Zone 4 (zero rated) as other development - The Conservative Hall, 41 Sea Road, East Preston - Approved Conditionally**

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.46 pm.

Chairman: Date: