

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 29 June 2026

PRESENT: Councillors Mrs C Stevens (Chairman), J Bennett, R Grevett and G Lee

During the Public Question Time held prior to the Meeting, representations were received from a number of the occupiers/proprietors of neighbouring properties near to the site of Planning Application No: R/84/26/PL (Minute 62/26(c) refers).

58/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Cooper (Personal) and Cooper (Personal), Ms Revell (Holiday) and Warren (Personal). These apologies were accepted by the Committee.

59/26 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Grevett declared a personal interest in Minutes 62/26(c) (R/84/26/PL - New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is zero rated as other development - Ground Floor, 55-57 Sea Lane, Rustington, refers). He remained in the Meeting during consideration of this item and took part in the discussion but did not participate in the vote thereon.

60/26 MINUTES

The Minutes of the Meeting held on 1 June 2026 were signed by the Chairman as a correct record.

61/26 LOCAL PLANNING AUTHORITY DECISIONS

- (a) 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 granted conditionally:-

R/60/26/HH - Single storey side extension to replace the existing conservatory, and new rooflights. Removal of the existing chimney - 14 Chaucer 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from the local Planning Authority, advising that planning permission in respect of the following application had been withdrawn:-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/65/26/PL - Five additional off-street car parking spaces within existing residential site by partial reconfiguration of existing soft landscaped areas within the site. This application is in CIL Zone 4 (zero rated) as other development - The Gilberts, Harsfold Road

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

(a) R/55/26/HH - Single storey rear, side and front extensions, changes to fenestration and removal of chimney - 23 Bushby Avenue, Rustington

The Committee AGREED to raise no objection to this application.

(b) R/80/26/HH - Removal of existing garage and replacement with a new garage and front porch. Air source heat pump. Removal of existing conservatory and replacement with a new single storey rear extension. New garden room with pool and associated spaces - Willow Green, 41 Angmering Lane, East Preston

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

(Prior to consideration of the following item Councillor Grevett had declared a personal interest, because the applicant was well known to him as he lived adjacent to the current business premises)

At this juncture, the Chairman reminded the Committee of both the representations received during the Public Question Time held prior to the Meeting, and the formal representations, which had been previously circulated.

(c) R/84/26/PL - New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is zero rated as other development - Ground Floor, 55-57 Sea Lane, Rustington

Following detailed consideration, the Committee AGREED to object to this application on the following grounds:-

- (i) The proposal to install a commercial kitchen extractor on the rear facade of the outbuilding, in close proximity to residential properties, by reason of its mass, possible noise emission levels, height and odours would most certainly be detrimental, and adversely affect the quiet enjoyment of the occupiers of these properties
- (ii) The proposal, which is required to facilitate a restaurant, would be prejudicial to the character of the Conservation Area, even though its location is just outside the boundary. It would be particularly detrimental to the setting of Listed Buildings nearby
- (iii) The proposal is in conflict with Policy 2 of the Rustington Neighbourhood Plan, which states that:-
 - Development should not impact on surrounding properties, but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area
 - Provision should be incorporated within the curtilage of a property of a storage area for refuse and recycling bins which blends with the character of the dwelling and street scene
- (iv) The application, as submitted, shows provision for two parking spaces at the rear of the site. This would, in effect, result in no safe fire escape route for kitchen staff/customers in the event of an emergency requiring egress from the rear of the main building.

The Committee was also concerned that:-

- The inclusion of a lengthy open-sided walkway between the restaurant and kitchen, which would be used in all weathers and temperatures, could adversely affect the safety and well-being of staff
- The lay-by in front of the proposed restaurant was often full and, therefore, could result in customers parking in the adjacent private road, namely Cudlow Avenue. This road suffered from very poor visibility, when exiting onto Sea Lane. Food deliveries direct to the kitchen would be required to take the same route.

The Committee also AGREED a Neighbour Notification.

63/26 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) R/79/26/CLP - Lawful development certificate for a proposed loft conversion to the existing bungalow including a flat-roof dormer extending across the rear roof slope and wrapping around onto the side roof slope and rooflights to front, side, and rear roof slopes - 3 Priory Road, Rustington**

The Committee NOTED this application and AGREED a Neighbour Notification.

- (b) R/87/26/CLP - Lawful development certificate for the proposed replacement of existing driveway and paths with standard block paving, widen drive from the entrance to the drive to the path to the front door, widen paths around house, add a path to the garage replacing the existing concrete coal bunker base by the back door and extend this block paving to the gas meter - 2 Acre Close, Rustington**

The Committee NOTED this application and AGREED a Neighbour Notification.

- (c) R/88/26/CLP- Lawful development for a proposed garage door to an existing car barn - Flint Cottage, Station Road, East Preston**

The Committee NOTED this application and AGREED a Neighbour Notification.

64/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

The Clerk advised the Committee that the Agenda for the Meeting of the Planning Committee, which took place on 24 June 2026, considered/contained no Rustington applications.

She then advised that the Agenda for the next Meeting of the Planning Committee, which was scheduled to be held on 22 July 2026, had yet to be published.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.50 pm.

Chairman: Date: