

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 30 June 2025

PRESENT: Councillors Ms M Revell (Chairman), Mrs A Cooper, A Cooper, G Lee and Mrs C Stevens

56/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Work Commitment), Ceiriog-Hughes (Personal Commitment), Grevett (Holiday) and Warren (Indisposition). These apologies were accepted by the Committee.

57/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

58/25 MINUTES

The Minutes of the Meeting held on 2 June 2025 were signed by the Chairman as a correct record.

59/25 MATTERS ARISING FROM THE MINUTES

- (a) **R/223/24/PL - Demolition of existing pair of garages and erection of a three-bay car port with 1 No. studio flat (Use Class C3) above. This application is in CIL Zone 4 (zero rated) as apartments - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington**

The Clerk referred to Minute 123/24(f) 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 written representations. However, the Planning Authority had submitted all representations made to it and these would be considered by the Inspector when determining the Appeal.

The Clerk reminded the Committee that no objections had been previously registered with the local Planning Authority in respect of this application.

The Committee NOTED this information.

60/25 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:-
- R/40/25/HH - Demolition and re-building of a defective garden wall. (This application may affect the character and appearance of the Rustington Conservation Area) - 38 The Street**
 - R/73/25/HH - Single storey side extension, new front porch canopy, front gable roof alteration, installation of rear dormer, and rooflights - 1 Hudson Drive**

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 refused:-

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

The Committee NOTED this information.

61/25 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/88/25/PL - Removal of the existing play area to create a new paved seating area in the rear garden of the existing pub. This application is in CIL Zone 4 (zero rated), may affect the character and appearance of the Rustington conservation area and may affect the setting of a listed building - Lamb Inn, 73 The Street, Rustington**

The Committee AGREED to raise no objection to this application-

- (b) **R/86/25/HH - Single storey side/rear extension - 12 Seafield Road, Rustington**

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

- (c) **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, Rustington**

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

- (d) **R/95/25/HH - Proposed single storey rear extension - 23 Broadmark Lane, Rustington**

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

- (e) **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, Rustington**

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

- (i) The proposal, by reason of its mass, would result in a loss of light for the occupiers of No. 57 Tennyson Avenue
- (ii) The proposal would be overbearing for the occupiers of both Nos. 57 and 61 Tennyson Avenue, and would result in a loss of privacy, which would most certainly adversely affect their visual amenities and quiet enjoyment.

The Committee also AGREED a Neighbour Notification.

(f) R/98/25/T - 1 No. Hazel (T3) crown lift to 3 metres from ground level and 1 No. Prunus (T4) crown lift to 3 metres from ground level - Abbotswood, Station Road, Rustington

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

62/25 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

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

The Committee was concerned to note that the plans for this application were inaccurate and somewhat misleading, as there was a significantly sized building in situ at the end of the garden which was not shown. The property had previously been extended extensively and this further proposed development, by reason of the construction of a dormer and hip to gable extension was, in the opinion of the Committee, excessive in this vicinity.

The Committee AGREED that the local Planning Authority should be asked to consider the aforementioned concerns and be urged to request that the applicant submit a full planning application for the proposed dormer and hip to gable extension, with accurate plans of the current status of the site being included therein.

The Committee also AGREED a Neighbour Notification.

63/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

The Clerk reported that Councillor Warren had advised that at the Meeting on 11 June 2025, the proposed housing development on Land West of Bewley Road, Angmering (A/154/24/OUT), had been refused by six votes to three, on the grounds of a departure from Local and Neighbourhood Plans, a failure of the sequential test, it was outside the built-up area and would cause a loss of agricultural land.

She said he had then referred to the planning application, that had also been considered at the Rustington Golf Centre, namely:-

A/94/24/DOV - Application to enter a Deed of Variation to modify the Section 106 dated 7th October 2022 linked to A/129/21/PL (APP/C3810/W/22/3298192) in relation to Schedule 1, Part B: affordable housing - Rustington Golf Centre, Golfers Lane, Angmering

He stated that this application had been approved for the Developer to pay a sum of 32.5% of the gross sale price of the affordable houses in lieu of delivery of those houses.

He had also reported that the following Application was due to be reconsidered on 9 July 2025, following the receipt of a Report which stated that the land on which the development was proposed was unlikely to flood:-

A/39/23/PL - Demolition of existing structures on site and the erection of an employment park for Use Class E(g)(ii) and B8 floorspace with ancillary offices and structures, delivering the enabling works phase, public right of way diversion, associated access, reptile re-location, drainage and landscaping scheme, followed by the delivery of each development parcel via severable phases. This application is in CIL Zone 4 (zero rated) as other development - Land West of Brook Lane and South of A259, Angmering

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.25 pm.

Chairman: Date: