

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 16 March 2026

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

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During the Public Question Time held prior to the Meeting, representations were received from a number of the occupiers/proprietors of neighbouring properties in close proximity to the site of Planning Application No: R/31/26/HH (Minute 23/26(d) refers).

#### **18/26 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **19/26 DECLARATIONS OF INTEREST BY MEMBERS**

Councillor Mrs Cooper declared a personal interest in Minute 23/26(d) (R/31/26/HH - Single storey front porch and rear extension to replace the existing conservatory, proposed hip to gable extensions, a rear dormer, roof lights and side windows with obscure glass - 15 Evelyn Avenue, Rustington, refers). She remained in the Meeting during consideration of this item, but took no part in the discussion or vote thereon.

#### **20/26 MINUTES**

The Minutes of the Meeting held on 23 February 2026 were signed by the Chairman as a correct record.

#### **21/26 MATTERS ARISING FROM THE MINUTES**

- (a) **R/13/26/HH - Single storey side and rear extension, conversion of loft to habitable use including 1 No. rear dormer and front rooflights and installation of solar panels - 33 Windmill Drive, Rustington**
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The Clerk referred to Minute 15/26(f) and reported the receipt of a notification from the local Planning Authority that this application was expected to be determined by the Planning Committee on 18 March 2026.

She said that the decision of that Committee in respect of the aforementioned application would be reported later in the Meeting.

The Committee NOTED this information.

#### **22/26 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/1/26/L - Listed building consent for the demolition and reconstruction of the Western elevation of the laundry building - Land to the North of Rustington Convalescent Home, Sea Road**

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/17/26/CLP - Lawful development certificate for the proposed creation of a rear dormer to allow additional head space in the loft conversion and the addition of two vellum windows to the front of the property - 31 Windmill Drive**

The Committee NOTED this information.

## **23/26 PLANNING APPLICATIONS**

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

- (a) **R/21/26/HH - First floor rear extension (revised proposals to R/146/25/HH). New Vehicular drop kerb - 69 Worthing Road, Rustington**

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

- (b) **R/29/26/HH - Rear extension - 54 Milton Avenue, Rustington**

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

- (c) **R/32/26/HH - Single storey rear extension - 34 Mallon Dene, Rustington**

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

**Prior to consideration of the following application, 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.**

*(Councillor Mrs Cooper had declared a personal interest in her capacity as a substitute Member of the Arun District Council Planning Committee)*

- (d) **R/31/26/HH - Single storey front porch and rear extension to replace the existing conservatory, proposed hip to gable extensions, a rear dormer, roof lights and side windows with obscure glass - 15 Evelyn Avenue, Rustington**

Following detailed consideration, the Committee AGREED to object to this application as follows:-

- (i) The proposal for hip to gable extensions both sides and an extensive full property width rear dormer, by reason of its size, mass and design would present an overbearing and unsympathetic appearance for the occupiers of the neighbouring properties, and would result in a serious loss of light and privacy, particularly for the occupiers of No. 11 Evelyn Avenue, which is only two metres in distance away. This would, most certainly, adversely affect their visual amenities and quiet enjoyment to an unacceptable degree
- (ii) The proposal, on a property in the middle of a row of similar detached bungalows on the West side of Evelyn Avenue, would represent an intrusive feature, which would be totally out of keeping in this vicinity
- (iii) The accumulation of the hip to gable extensions both sides and the over-sized rear dormer renders the proposal to be totally out of keeping with the street scene and would most certainly be prejudicial to the established character, amenities and environment of the locality

- (iv) The proposal, in respect of the cladding to the front of the property, would adversely affect the character and appearance of the street scene, where all other nearby properties have brick frontages. This would present a fundamental change aesthetically
- (v) The proposal would be in conflict with Policy 2 of the Rustington Neighbourhood Plan which states that the development should not impact in any way on surrounding properties, nor detract from the character of the local area (mass and overbearing impact)
- (vi) The proposal, if approved, would make it increasingly more 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.

The Committee then AGREED that the local Planning Authority should be advised that if the original application for a Lawful Development Certificate (R/6/26/CLP) had been a full Planning Application, an objection would have been submitted, due to the major change to the street scene, the overbearing affect and loss of light and privacy, particularly on the neighbouring property to the South (11 Evelyn Avenue), accentuated by the fact that the two properties were only two metres apart. It would have also conflicted with Policy 2 of the Rustington Neighbourhood Plan.

The Committee was of the opinion that the Lawful Development Certificate (R/6/26/CLP) followed by this full application represented an abuse of the permitted development rights, as it was clear the intention was to completely alter the street scene and locality design.

Following further detailed consideration of this Application, the Committee AGREED that the local Planning Authority should be asked to make arrangements for a Site Visit to take place, and that District Councillor Shaun Gunner (Ward Member) should be asked to submit a formal request to the Chairman of the District Council's Planning Committee for this Application to be called in, to ensure that it would be considered by that Committee.

A recorded vote was requested on the decisions made in respect of this application which was as follows:-

**For:** Councillors Ms Revell (Chairman), Bennett, Ceiriog-Hughes, Cooper, Grevett, Lee, Mrs Stevens and Warren

- (e) **R/37/26/PL - Installation of photo-voltaic panels on the roof on South aisle and adjacent vestries. This application affects the setting of a listed building, affects the character and appearance of the Rustington Conservation Area and is in CIL Zone 4 (zero rated) as other development - Church of St Peter and St Paul, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/34/26/CLE - Application for certificate of lawfulness to confirm existing use Class E - Euro Services Factory, Brookside Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

**24/26 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

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- (a) **R/28/26/CLP - Lawful development certificate for the proposed use of existing garage as a business, proposed plumbing work to run water, toilet installation and gas supplies - 36 Sheep Fold Avenue, Rustington**
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The Committee NOTED this application and AGREED a Neighbour Notification.

**25/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS**

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Councillor Warren advised the Committee that the following applications were being considered at the Meeting of the Planning Committee to be held on 18 March 2026:-

**R/179/25/PL - Erection of 5 No. garages in two new buildings for the purposes of parking and domestic residential storage. This application is in CIL Zone 4 (zero rated) - Land to the rear of 43 Old Manor Road, Rustington - Approve Conditionally**

**R/13/26/HH - Single storey side and rear extension, conversion of loft to habitable use including 1 No. rear dormer and front rooflights and installation of solar panels - 33 Windmill Drive, Rustington - Approve Conditionally**

The Committee NOTED this information and the Chairman thanked Councillor Warren for providing this report.

**26/26 PROPOSED BASE STATION UPGRADE - CELL SITE REFERENCE: 23734722 - GRASSED VERGE CLAIGMAR ROAD, RUSTINGTON**

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Following consideration of the documentation received in respect of the Base Station upgrade for the grassed verge in Claigmar Road, the Committee AGREED that no comments should be made in respect of this proposal, but that Cornerstone Telecommunications Infrastructure Limited should be advised that both the Methodist Church and the Council would need to be advised in advance of, and agree to, the road closure date(s) to ensure there was no conflict with Church Services or major hirings.

**There being no further business, the Meeting concluded at 6.52 pm.**

**Chairman: ..... Date: .....**