

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 18 May 2026

**PRESENT:** Councillors J Bennett, Mrs A Cooper, A Cooper, R Grevett, G Lee, Ms M Revell, Mrs C Stevens and P Warren

**In attendance:** Councillor D Rogers

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#### **44/26** ELECTION OF CHAIRMAN

It was proposed and seconded that Councillor Mrs Stevens be elected Chairman of the Committee for the ensuing year.

The Committee RESOLVED that Councillor Mrs Stevens be elected Chairman of the Committee for the ensuing year.

#### **45/26** ELECTION OF VICE-CHAIRMAN

It was proposed and seconded that Councillor Ms Revell be elected Vice-Chairman of the Committee for the ensuing year.

The Committee RESOLVED that Councillor Ms Revell be elected Vice-Chairman of the Committee for the ensuing year.

#### **46/26** APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### **47/26** DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

#### **48/26** MINUTES

The Minutes of the Meeting held on 27 April 2026 were signed by the Chairman as a correct record.

#### **49/26** 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/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
- R/40/26/PL** - Replacement of roof tiles and associated fittings to existing pitched roofs. This application may affect the setting of listed buildings and is in CIL Zone 4 (zero rated) as other development - Mulberry Lodge and Rowan House, Cudlow Gardens, Sea Lane

**R/42/26/HH - Single storey rear extension, new open porch with single-storey extension to existing garage - 9 Harsfold Road**

The Committee NOTED this information.

**50/26 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/60/26/HH - Single storey side extension to replace the existing conservatory, and new rooflights. Removal of the existing chimney - 14 Chaucer Avenue, Rustington**

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

**(b) R/63/26/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement living apartments and 3 No. retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (zero rated) as other development - The Windmill Inn and 34 Mill Lane, Rustington**

Following detailed consideration, the Committee AGREED that the following observations/objections should be made in respect of this application:-

- (i) The application states that between 1 in 3 and 1 in 4 of the 28 apartments in the main block will have use of a car, requiring between 7 and 9 on-site parking bays. There is, therefore, considerable concern that only 10 bays will be provided with carers, visitors and work vehicles to additionally cater for
- (ii) Entrance to the complex will be via a 6 metres wide in/out access which immediately meets a 3-car length lay-by on Mill Lane. It would, therefore, cause a loss of this highway parking facility, and will most definitely increase the pressure for on-street parking on this already extremely congested and busy section of the public highway
- (iii) Mill Lane is extremely busy (as it is the main route into Rustington from the A259) and often involves tailbacks from the A259 to the Windmill roundabout and beyond. It would, therefore, be dangerous to allow traffic to turn right exiting from the site and appropriate signage would need to be installed. There should, in the interests of public health and safety, most definitely be no right turn permitted when exiting the development
- (iv) It is stated in the application that shopping locally is to be encouraged and that the nearest shops in the Worthing Road are only two minutes away when walking. This is far from the truth since it is almost impossible to cross Mill Lane North of the Windmill roundabout due to the lack of dropped kerbs, no central reservation and a high level of traffic

It must also be remembered that elderly people have to be considered. The only possible route is by walking South of the roundabout (opposite No. 24) where there is a driveway and a central reservation followed by a further walk down the Worthing Road and crossing at the pedestrian lights. This would be an overall distance of 250 metres for the elderly residents and utilizes a driveway to a private residence which isn't preferable. It should also be mentioned that the service road in front of the shops rarely has space available for additional car parking during the day

- (v) The Arun Local Plan states that 30% of the housing within the development should be affordable. The developer has offered £95,353.00 instead of this provision which is believed to be seriously understated.

The Committee also AGREED that the following statement should be included with its objections to the local Planning Authority as follows:-

‘With regard to the appropriateness of this type of development specifically in this congested location, this Council would seek reassurance that the District Council has properly assessed cumulative provision and local need, rather than simply considering this scheme in isolation.

Have you considered that demand may not be deep enough for these schemes, given the many that have already been given permission?

Schemes can often remain partially vacant for many years as per the developer’s own admission, due to the financial model and lack of need, as a result of the oversaturated market. This then forces the development to provide less affordable housing.

This Council believes that the cumulative impact across the coastal corridor needs to be reassessed. The over concentration of age related housing is a huge concern as local health infrastructure in the east of the Arun District has been systematically reduced over the last few years.

This site could provide a better mix of housing which is in greater need in the locality, giving better affordable housing content.’

The Committee also AGREED a Neighbour Notification.

- (c) **R/62/26/PL - Demolition of existing commercial buildings, erection of 3 No. 2-bed detached bungalows with integral garaging and creation of 3 No. individual vehicular crossovers onto Fircroft Crescent. This application is in CIL Zone 4 and is CIL Liable as new dwellings - Croft Works, 52 Mill Lane, Rustington**

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

- (d) **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 but AGREED a Neighbour Notification.

- (e) **R/61/26/HH - Dropped kerb vehicle access on to driveway - 80 Worthing Road, Rustington**

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

- (f) **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, Rustington**

The Committee AGREED to raise no objection to this application.

**51/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS**

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Councillor Warren advised the Committee that there were no Rustington applications to be considered at the Meeting of the Planning Committee to be held on 19 May 2026.

He said that the Appeal List was still showing the following application as outstanding:-

**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 9.15 pm.**

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