RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 26 October 2026

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

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98/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Indisposition), Grevett (Personal) and Warren (Indisposition). These apologies were accepted by the Committee.

99/26 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

100/26 MINUTES

The Minutes of the Meeting held on 28 September 2026 were signed by the Chairman as a correct record.

101/26 MATTERS ARISING FROM THE MINUTES

(a) R/63/26/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising of 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

The Clerk referred to Minute 50/26(b) 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 a hearing. The procedure to be followed is set out in the Town and Country Planning (Hearings Procedure) (England) Rules 2000 as amended. However, the Planning Authority had submitted all representations made to them on this application and these will be considered by the Inspector when determining the Appeal.

The Committee NOTED this information.

102/26 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/112/26/HH - Single storey side/rear extension including the building of a new patio and alterations to the rendering of the house - 51 Pigeonhouse Lane

R/113/26/S73 - Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (plans) and 3 (materials) following the grant of R/115/25/HH - 14 Ruston Park

R/114/26/HH - Construction of single storey front, side and rear extensions with internal changes and replacement of existing roof including increase in ridge height and windows with new rooflight and improvements to the driveway and rear canopy - 20 Tasman Close

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:-

R/118/26/T - Crown reduction to 1 No. Copper Beech (T2) to leave a height of 6 metres and spread of 4 metres. Crown reduction to 1 No. Acacia tree (T1) to leave a height of 8.5 metres and spread of 6 metres. Tree references as identified in TPO/R/6/07 - 126 Sea Lane

The Committee NOTED this information.

103/26 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/138/26/CLE - Lawful development certificate for the existing use of the ground floor premises as professional and business offices, including for property management, administration and secretarial services, otherwise than as an accountancy practice - Ground Floor, 55-57 Sea Lane, Rustington

The Committee AGREED to raise no objection to this application.

(b) R/145/26/HH - Single storey rear extension and loft conversion, the installation of roof lights and the alteration of fenestrations - 7 Ruston Park, Rustington

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

(c) R/148/26/PL - 5 No. additional off-street car parking spaces within existing residential site at The Gilberts, Rustington. The spaces will be formed through the 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.

(d) R/143/26/HH - A new vehicular access/dropped curb. Subject to planning permission for the dropped curb, front garden landscaped to provide hard standing for parking - 13 Seafield Road, Rustington

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

104/26 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

(a) R/130/26/TC - Populus alba (White Poplar) (T1) - A lateral crown reduction of 3 metres to leave a lateral spread of 19 metres (South). A lateral crown reduction of 2-3 metres to leave a lateral spread of 19 metres with lowest limb removal (South-East). A lateral crown reduction of 3 metres to leave a lateral spread of 17 metres with crown lift to 4 metres on the lower limb (East). A lateral crown reduction of 3-4 metres to leave a lateral spread of 19 metres (North). A lateral crown reduction of 3-4 metres to leave a lateral spread of 20 metres (South-West). An upper crown thin of 20% - Elm Farm, 34 The Street, Rustington

The Committee NOTED this application.

(b) R/157/26/TC - 2 No. Lime trees (T1, T2) pollard back to previous points - Lime Tree Cottage, 43 The Street, Rustington

The Committee NOTED this application and AGREED a Neighbour Notification.

(c) R/144/26/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 5.25 metres from existing dwellinghouse, with a height of 3 metres and an eaves height of 3 metres - 6 Walders Road, Rustington

The Committee NOTED this application and AGREED a Neighbour Notification.

105/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

The Clerk advised the Committee that there were no Rustington applications considered at the Meeting of the Planning Committee held on 21 October 2026.

She then advised the Committee that the Agenda for the next Meeting of the Planning Committee, which was scheduled to be held on 18 November 2026, had yet to be published.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 8.32 pm.

Chairman: ……. Date: …….