

**RUSTINGTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES:** of the Meeting held on 18 July 2022

**PRESENT:** Councillors J Ceiriog-Hughes (In the Chair), Mrs A Cooper, R Grevett and Mrs S Partridge

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**63/22** **CHAIRMAN OF THE MEETING**

In the absence of Councillor Bennett, Chairman of the Committee, Councillor Ceiriog-Hughes, Vice-Chairman, Chaired the Meeting.

**64/22** **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bennett (Work Commitment), Cooper (Other Associated Business), Ms Revell (Holiday), Tyler (Personal) and Warren (previously approved Leave of Absence). These apologies were accepted by the Committee.

**65/22** **DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

**66/22** **MINUTES**

The Minutes of the Meeting held on 27 June 2022 were signed by the Chairman as a correct record.

**67/22** **MATTERS ARISING FROM THE MINUTES**

- (a) **Town and Country Planning Act 1990 - Notice of Appeal - A/129/21/PL - Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a departure from the development plan and is in CIL Zone 3 and is CIL liable as new dwellings - Rustington Golf Centre, Golfers Lane, Angmering**
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The Clerk referred to Minute 59/22(a) and advised the Committee that its objections had been lodged with the Planning Inspectorate with a request for Councillors Bennett and/or Mrs Cooper to represent the Council and speak at the Appeal Hearing.

She also advised that she had previously circulated a letter that had been sent by Andrew Griffith MP, for Arundel and South Downs, to the Secretary of State for Levelling Up in this regard. A copy of the letter is attached and forms a part of these Minutes.

The Committee NOTED this information.

- (b) **Town and Country Planning Act 1990 - Notice of Appeal - A/45/22/PL - Erection of 167 No. new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a departure from the development plan and is in CIL Zone 3 and is CIL liable as new dwellings - Rustington Golf Centre, Golfers Lane, Angmering**
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The Clerk referred to Minute 39/22(a) and reported the receipt of an email from the local Planning Authority, stating that an Appeal had been lodged with the Secretary of State against the non-determination for the proposed development, and that the Appeal would be determined on the basis of a Public Inquiry.

The Clerk advised the Committee that objections had been previously registered with the local Planning Authority in respect of this application and these representations would now be being forwarded onto the Planning Inspectorate, by the local Planning Authority, unless the Committee wished to withdraw its objections.

The Clerk further advised that the Planning Inspectorate had advised the local Planning Authority that the Inquiry will be heard at the same time as the Inquiry for Planning Application No: A/129/21/PL (Minute 67/22(a) refers).

The Committee NOTED this information and AGREED that its original objections to this Application should be upheld.

## **68/22      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/95/22/L      - Listed building consent to replace 4 No. ground floor windows on the front range of the original house and 3 No. first floor windows in the modern extension to the rear and north of the original house - Herne Farm House, 2 Park Drive**
- R/102/22/L      - Listed building consent to install a single person lift and 1 No. new internal opening - Elm Farm, 34 The Street**
- R/108/22/HH      - Erection of single storey rear extension - 62 Milton Avenue**
- R/110/22/PL      - Variation of condition following R/132/21/NMA relating to approved plans (Conditions(s) Drawing No. 203108/03, Rev A Proposed Floor Plans; Drawing No. 203108/04 Rev A, Proposed Elevations) for change of materials and increase in the proposed projection to the rear of 1,506 millimetres - 51 Pigeonhouse Lane**
- R/111/22/HH      - Single storey extension to side garage including new pitched roof and installation of an air source heat pump - 35 Hawke 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 approved:-

- R/103/22/CLE      - Lawful development certificate for an existing rear extension to bungalow - 24 Shirley Close**

The Committee NOTED this information.

(c) 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/70/22/CLP      - Lawful development certificate for operations to comply with R/205/19/PD pursuant to the approved plans - 66 The Street**

The Committee NOTED this information.

- (d) 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 was not required:-

**R/96/22/CLP - Lawful development certificate for a proposed rear outbuilding for uses incidental to the enjoyment of the dwelling - 50 Woodlands Avenue**

The Committee NOTED this information.

- (e) The Clerk reported that she had previously circulated a notification received from the local Planning Authority, advising that prior approval in respect of the following application was not required:-

**R/107/22/PDH - Notification under extended permitted development rights for a single storey extension with flat roof measuring 4.7 metres from beyond the rear wall of the original dwelling house, with maximum height of 2.9 metres and eaves height of 2.6 metres - 32 Henry Avenue**

The Committee NOTED this information.

- (f) 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 withdrawn:-

**R/117/22/HH - Erection of detached garage. This application may affect the character and appearance of the Rustington Conservation Area and a listed building - Elm Farm, 34 The Street**

**R/118/22/L - Listed building consent for a new garage - Elm Farm, 34 The Street**

The Committee NOTED this information.

## **69/22 PLANNING APPLICATIONS**

The Clerk reminded the Committee that Councillor Warren's own comments in respect of all of the Planning Applications which were scheduled to be considered, had been circulated to all Members as part of the Agenda (Item 6(b) refers). She also referred to the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

- (a) **R/122/22/HH - Single storey side and rear extension and hip to gable loft conversion including the installation of 1 No. rear dormer following the demolition of existing garage - Berrow, Milton Avenue, Rustington**

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

- (b) **R/132/22/PL - Variation of condition following R/209/21/HH relating to Condition No. 2 - approved plans - West Hayne, 19 Angmering Lane, East Preston**

The Committee AGREED to raise no objection to this application.

- (c) **R/134/22/HH - Erection of single storey front, rear and side extensions and replacement roof with rooms in new roof space, including the installation of 2 No. front and 1 No. rear dormers and rooflights, following the demolition of existing front porch and rear conservatories - 15 Broadmark Way, Rustington**

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

- (d) **R/142/22/HH - Erection of part two storey, part single storey side extension including installation of 2 No. front dormers and rear dormer extension, single storey side/rear extension following the demolition of existing single storey side/rear, other side and rear porch extension - 8 Broadmark Avenue, Rustington**

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

- (e) **R/144/22/HH - Single storey front porch extension - 16 Tasman Close, Rustington**

The Committee AGREED to raise no objection to this application.

- (f) **R/147/22/T - Various works to various trees - 2 Broadmark Lane, Rustington**

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

- (g) **R/150/22/HH - Single storey front extension and first floor rear extension - 1 Brookside Avenue, Rustington**

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

**70/22            NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/139/22/CLP - Lawful development certificate for the proposed construction of single storey, brick-built side extension under a flat roof to form a garden store. Maximum height above adjacent ground to be 3 metres within 2 metres of the boundary. Rainwater drainage to be retained within property boundary and directed to be to existing rainwater drainage system - 34 The Crescent, Rustington**

The Committee NOTED this application, and AGREED a Neighbour Notification.

- (b) **R/143/22/TC - 2 No. Lime trees (T1 and T2) - Pollard back to previous points - Lime Tree Cottage, 43 The Street, Rustington**

The Committee NOTED this application.

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



ANDREW GRIFFITH MP  
MEMBER OF PARLIAMENT FOR ARUNDEL AND SOUTH DOWNS

HOUSE OF COMMONS  
LONDON SW1A 0AA

The Rt Hon Michael Gove MP  
Secretary of State for Levelling Up,  
Housing and Communities  
2 Marsham Street  
London, SW1P 4DF

15 June 2022

150622/001PB

Dear Secretary of State,

I am writing to you in your capacity as the Secretary of State leading the Department for Levelling Up, Housing, and Communities to whom appeals against planning decisions by local authorities are made.

In this case, an appeal has been made to you against the decision by Arun District Council to refuse planning permission for the Erection of 191 New Homes with associated Landscaping, Parking, new road access, and associated works at Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB in my constituency (PiNS Reference: APP/C3810/W/22/3298192).

I am aware that the appeal will be determined on the basis of a public inquiry as set out in the Town and country Planning appeals Rules 2000, 2009, 2013, but would like to communicate my opinion to you directly in my capacity as the Member of Parliament for Arundel and South Downs, where Rustington Golf Centre is located.

Ensuring that sustainable, local housing is built across the country is an important goal which I support wholeheartedly. Nonetheless, it is important that such development be in keeping with the character of local communities, are not imposed without a reasonable degree of consent, and are appropriate in scale and progression.

In this case, I very much support the findings of Arun District Council, which rightly refused planning permission on the grounds that:

*The proposed development would result in a form of development which does not represent a natural progression of the built form in this locality and would appear divorced and isolated from the local community. The scale and density of the proposed development when considered in combination would create a form of development out of character with the locality. The proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to achieve the aims and objectives of...*



Arun District Council also raised concerns about Road Safety, a lack of proper documentation, environmental impact, and a failure to demonstrate that parts of the Golf Course being redeveloped are in fact surplus to requirements.

I will be encouraging local residents to make their voices heard in the public inquiry, and I hope that these concerns will be heeded by the Planning Inspector deciding this appeal. There is an overall concern in rural communities about a lack of accountability from decision makers in these appeals, which I have been made aware of frequently and sought to represent to colleagues.

I am also renewing my previous calls for bodies like the Environment Agency, Southern Water, and Natural England to use their existing powers to challenge unsustainable development plans. There have been many successful development proposals in past years that have made use of brownfields sites and existing consents, while taking into consideration environmental concerns and balancing the needs of the local community with those of our national housing strategy. Unfortunately, the planned development at Rustington Golf Course does not appear to follow in that spirit. As such, I ask for you to uphold Arun District Council's decision to refuse planning permission.

With kind regards.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Griffith". The signature is written in a cursive style.

**Andrew Griffith MP**