

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 24 February 2025

PRESENT: Councillors R Grevett (In the Chair), J Bennett, Mrs A Cooper, A Cooper, G Lee, Mrs C Stevens and P Warren

In attendance: Councillor D Rogers

16/25 CHAIRMAN OF THE MEETING

In the absence of Councillor Ms Revell, Chairman of the Committee, Councillor Grevett, Vice-Chairman, Chaired the Meeting.

17/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ceiriog-Hughes (Personal Commitment) and Ms Revell (Holiday). These apologies were accepted by the Committee.

18/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

19/25 MINUTES

The Minutes of the Meeting held on 27 January 2025 were signed by the Chairman as a correct record.

20/25 MATTERS ARISING FROM THE MINUTES

- (a) **R/143/24/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement apartments and 3 No. retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (zero rated) as other development - The Windmill Inn and 34 Mill Lane, Rustington**
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The Clerk referred to the above application, which the Committee had objected to, and advised the Committee that planning permission had been refused by the local Planning Authority.

Councillor Warren said that the two main grounds of refusal were as follows:-

- (i) The surface water discharge to the foul sewer is currently unacceptable
- (ii) There is no reason why some Affordable Housing should not be accommodated. (Developer had stated that it is not financially viable to include any).

The Committee NOTED this information.

21/25 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/227/24/PL - Installation of front wheelchair ramp - Stansfield Court Flat 3, Mill Lane**
- R/236/24/HH - Single storey rear extension - 49 Conbar Avenue**
- R/238/24/T - Reduce crown to previous growth points to 1 No. Ilex tree - St Bridgets, Ilex Close**
- R/1/25/T - Crown reduction to 1 No. Sycamore (T1) to leave a northerly radial spread of 3.5 metres, an easterly radial spread of 4 metres, a southerly radial spread of 3 metres, a westerly radial spread of 4 metres and a height of 14 metres - Knightscroft House, Sea Lane**

The Committee NOTED this information.

- (b) 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 refused:-

- R/143/24/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement apartments and 3 No. retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (zero rated) as other development - The Windmill Inn and 34 Mill Lane**
- 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**
- R/234/24/HH - First floor extension - 71 Old Manor Road**

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 was not required:-

- R/237/24/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 4.28 metres from beyond the rear wall of the original dwelling house, with a maximum height of 3.7 metres and eaves height of 2.98 metres - 68 Sea Avenue**

The Committee NOTED this information.

22/25 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/10/25/L - Listed building consent for the replacement of 3 No. timber windows to the ground floor on front elevation - Pound Cottage, 28 The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/213/24/HH - Proposed single storey utility room infill extension - 3 Fosters Close, Rustington**

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

(c) R/8/25/HH - Single storey extensions to North and South elevations - 40 The Grangeway, Rustington

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

(d) R/13/25/HH - Single storey front porch and rear extension. Conversion of loft to habitable use including 1 No. rear Juliet Balcony. Proposed solar panels array to South elevation. Alterations to side fenestration - 26 Evelyn Avenue, Rustington

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

(e) R/15/25/HH - Retrospective application for the erection of garden structure - 41 Sea Avenue, Rustington

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

- (i) The proposed garden structure, by reason of its height (3.9 metres), does not conform to National Planning Standards
- (ii) The proposed garden structure is sited in too close proximity to the boundaries of the neighbouring properties, namely 43 Sea Avenue and 34 Jervis Avenue
- (iii) The proposed garden structure, by reason of its height and mass, would represent an adverse effect on the visual amenities and quiet enjoyment of the occupiers of 43 Sea Avenue and 34 Jervis Avenue.

The Committee also AGREED a Neighbour Notification.

(f) R/12/25/HH - Proposed erection of single storey side and single storey rear extension. Demolition of existing flat roof front dormer. Alterations to the existing first floor roof and porch. Alterations to the facade material - 25 Harsfold Road, Rustington

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

23/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that there were no Rustington Applications considered at the Meeting of the Planning Committee held on 19 February 2025.

He then reminded the Committee that Application No. R/143/24/PL for Retirement Living Accommodation at The Windmill Inn, which had been scheduled to be held on 19 February 2025, had been refused outside of the Committee due to the reasons stated in Minute 20/25(a).

He also advised the Committee that the Meeting had been due to consider the result of Appeals in 2024. He said that of the 33 Appeals that were determined, 25 were dismissed. If the Committee had taken more note of Officer recommendations, the remaining eight would have reduced to five. As far as major schemes that went to Appeal were concerned, only one was overturned and no costs were awarded against the Council in 2024.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 8.35 pm.

Chairman: Date: