

## **RUSTINGTON PARISH COUNCIL**

### **PLANNING COMMITTEE**

**MINUTES:** of the Meeting held on 28 April 2025

**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

**In attendance:** Councillor D Rogers

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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/54/25/HH (Minute 36/25(c) refers).**

#### **30/25      APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **31/25      DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **32/25      MINUTES**

The Minutes of the Meeting held on 17 March 2025 were signed by the Chairman as a correct record.

#### **33/25      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**

The Clerk referred to Minute 87/24(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 an inquiry, with the opportunity for the Council to apply for a Rule 6 Status. All representations made at application stage would be forwarded to the Planning Inspectorate and the Appellant and would be considered by the Inspector when determining the Appeal.

The Committee NOTED this information.

#### **34/25      DECISIONS MADE VIA EMAIL DUE TO CANCELLED MEETING**

The Committee retrospectively APPROVED the decisions made via email in respect of the business that was due to be transacted at the cancelled 7 April 2025 Meeting, as follows:-

- (a) R/38/25/HH - Single Storey rear extension - 24 Westlands, Rustington - No objection
- (b) R/41/25/T - 1 No. Norwegian Maple (T10) reduce overhang to leave a height of 17 metres and spread of 8.5 metres. 1 No. Bay (T7) crown reduction to leave a height of 5.5 metres and spread of 3 metres. 1 No. Apple (T1051) crown reduction to leave a height of 4.5 metres and spread of 5 metres and 1 No. Pear (T1052) crown reduction to leave a height of 4.5 metres and spread of 5 metres - 8 Elm Farm Cottages, Old Manor Road, Rustington - No objection

- (c) R/43/25/PL - Replacement of 11 No. existing single glazed timber windows with UPVC double glazed windows in the same style (fenestration) as the existing window frames. This application is adjacent to listed buildings, is within the Rustington Conservation Area and is in CIL Zone 4 (zero rated) as other development - St Peter and St Paul's Church Hall, The Street, Rustington - No objection

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### **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/213/24/HH - Proposed single storey utility room infill extension - 3 Fosters Close**  
**R/6/25/HH - Proposed new side gate access with a new brick pier to property frontage - Springfield House, 5B Springfield Close**  
**R/8/25/HH - Single storey extensions to North and South elevations - 40 The Grangeway**  
**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**  
**R/12/25/HH - Proposed erection of single storey front, side and single storey rear extensions. Demolition of existing flat roof front dormer. Alterations to the existing first floor roof and porch. Alterations to the facade material - 25 Harsfold Road**  
**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**  
**R/14/25/HH - Dropped kerb - 28 Henry Avenue**  
**R/15/25/HH - Retrospective application for the erection of garden structure - 41 Sea Avenue**  
**R/22/25/HH - Removal of bay window, garage and previous extensions. Construction of single storey rear extension, first floor front extension, front porch canopy and roof alterations. Construction of new attached garage - 21 Mill Lane**  
**R/25/25/HH - Single storey rear extension. Change of the windows design, removal of the front porch and solar panels added to the Southern elevation - 3 Frobisher Way**  
**R/26/25/HH - Single storey rear extension, new side porch and hip to gable loft conversion, including installation of 1 No. rear dormer and front rooflights - 32 Chaucer Avenue**  
**R/29/25/L - Listed building consent for roof works associated with stopping damp and water ingress - Pound Cottage, 28 The Street**

The Committee NOTED this information.

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### **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/53/25/L - Listed building consent for conversion of double garage (amendment to previously approved R/37/23/L regarding removal of internal office, removal of 1 No. window from the Northern elevation, removal of 2 No. windows from the West elevation, 2 No. new windows on the South elevation and reinstatement of existing garage doors maintaining an existing single door access) - Herne Farm House, 2 Park Drive, Rustington**

The Committee AGREED to raise no objection to this application, subject to the conversion of the double garage, constituting an ancillary part of the existing property only, and not being used for separate independent living or as an additional dwelling on the site at any time in the future.

**(b) R/51/25/HH - Loft conversion with 2 No. front dormer windows - 4 Central Avenue, Rustington**

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

**(c) R/54/25/HH - Single storey rear extension and a rear dormer to extend the first floor - 113 Sea Lane, Rustington**

Prior to consideration of this application, the Chairman reminded the Committee of the representations received during the Public Question Time held before to the Meeting.

Following a detailed discussion, the Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

**(d) R/59/25/HH - Single storey rear extension, alterations to patio, internal alterations and associated works - 20 Amberley Road, Rustington**

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

**37/25 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

**(a) R/66/25/TC - 1 No. Mimosa (T1) to leave a height of 5 metres and radial South side reduction to leave 2 metres. These trees are within the Station Road, East Preston Conservation Area - 10 Willowhayne Mews, Preston Paddock, Rustington**

The Committee NOTED this application.

**38/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS**

Councillor Warren advised the Committee that the following application had been considered at the Meeting of the Planning Committee held on 26 March 2025:-

**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**

He said that it had been recommended for refusal on the grounds of possible flooding and inadequate drainage strategy. He continued by advising that the Environmental Agency had published updated flood maps which now showed the site not within Flood Zones 2 or 3.

He concluded by confirming that the Planning Committee had resolved that the application again be deferred to give Officers time to review the implications.

Councillor Warren also advised that there had not been a Meeting scheduled for April 2025, and the next Meeting was due to be held on 8 May 2025.

The Committee NOTED this information.

**There being no further business, the Meeting concluded at 8.30 pm.**

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