

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 2 June 2025

PRESENT: Councillors Ms M Revell (Chairman), J Ceiriog-Hughes, Mrs A Cooper, A Cooper, R Grevett, G Lee and P Warren

In attendance: Councillors Mrs S Partridge and D Rogers

49/25 APOLOGIES FOR ABSENCE

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

50/25 DECLARATIONS OF INTEREST BY MEMBERS

Councillor Cooper declared a personal interest in Minute 52/25(b) (A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of listed buildings - Land West of Bewley Road, Angmering). He remained in the Meeting during consideration of this item, and took part in the discussion thereon.

51/25 MINUTES

The Minutes of the Meeting held on 19 May 2025 were signed by the Chairman as a correct record.

52/25 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 33/25 and advised the Committee that an Inquiry into the Appeal would now be being held in the Council Chamber at Arun District Council on 8, 10, 11, 14 July 2025 and the Millennium Chamber at Littlehampton Town Council on 9 July 2025, for an anticipated period of four days, by an Inspector appointed by the Ministry of Housing, Communities and Local Government.

She confirmed that Councillor Bennett and/or Councillor Mrs Cooper would be attending the Inquiry to present the Council's objections in respect of this application.

The Committee NOTED this information.

(Prior to consideration of the following matter, Councillor Cooper had declared a personal interest as the District Council Ward Member for Angmering)

- (b) **A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of listed buildings - Land West of Bewley Road, Angmering**
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The Clerk referred to Minute 95/24 and reported the receipt of a notification from the local Planning Authority stating that this application was expected to be determined by the Planning Committee on 11 June 2025.

The Clerk reminded the Committee that its support of Angmering Parish Council's objections had been previously registered with the local Planning Authority in respect of this application.

The Committee NOTED this information.

53/25 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/51/25/HH - Loft conversion with 2 No. front dormer windows and roof extension - 4 Central Avenue**
- 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**
- R/54/25/HH - Single storey rear extension and a rear dormer to extend the first floor - 113 Sea Lane**
- R/59/25/HH - Single storey rear extension, alterations to patio, internal alterations and associated works - 20 Amberley Road**

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 received no objection:-

- R/60/25/PDH - Notification under extended permitted development rights for a single storey rear extension (with the removal of existing conservatory) extending 3.5 metres beyond the rear wall of the original dwelling house, with a maximum height of 2.5 metres and an eaves height of 2.5 metres - 39 The Martlets**
- 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**

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/55/25/PDH - Notification under extended permitted development rights for a single storey rear extension measuring 4 metres from beyond the rear wall of the original dwelling house, with a maximum height of 2.87 metres and eaves height of 2.67 metres - 7 Preston Paddock

The Committee NOTED this information.

54/25 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/70/25/PL - Alterations to front elevation with installation of recessed shopfronts, replacement windows and replacement doors to side and rear elevations. This application is in CIL Zone 4 (zero rated) - 154 The Street, Rustington**

The Committee AGREED to support this application.

- (b) **R/76/25/T - 1 No. English Oak (T1) reduction to leave a height of 7 metres and a spread of 7 metres and 1 No. Portuguese Laurel (T2) reduction to leave a height of 5 metres and a spread of 5 metres - 59 Woodlands Avenue, Rustington**

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

- (c) **R/80/25/HH - Erection of single storey rear extension - 1 Acre Close, Rustington**

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

- (d) **R/91/25/HH - Single storey rear extension to replace existing extension, a single storey side extension to create a new porch, and hip to gable conversion with a new rear dormer. New roof lights and roof lanterns. Pitch roof extended to front elevation - 19 Chaucer Avenue, Rustington**

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

55/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that the following two Applications, of particular interest, were due to be considered at the Planning Committee Meeting scheduled to be held on 11 June 2025:-

A/94/24/DOV - Application to enter a Deed of Variation to modify the Section 106 dated 7th October 2022 linked to A/129/21/PL (APP/C3810/W/22/3298192) in relation to Schedule 1, Part B: affordable housing - Rustington Golf Centre, Golfers Lane, Angmering

A/154/24/OUT - Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d, e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of listed buildings - Land West of Bewley Road, Angmering - Approve Conditionally subject to a Section 106 Agreement.

He then referred to the District Council’s lengthy Appeals List on which both the application at The Windmill Inn, Rustington (No: R/143/24/PL refers) and at 71 Old Manor Road, Rustington (No: R/234/24/HH refers) appeared.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.15 pm.

Chairman: **Date:**