

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 8 September 2025

PRESENT: Councillors Ms M Revell (Chairman), R Grevett, G Lee and P Warren

In attendance: Councillor D Rogers

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/58/25/PL (Minute 84/25(a) refers).

79/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Work Commitment), Ceiriog-Hughes (Personal), Mrs Cooper (Holiday), Cooper (Holiday) and Mrs Stevens (Personal). These apologies were accepted by the Committee.

80/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

81/25 MINUTES

The Minutes of the Meeting held on 18 August 2025 were signed by the Chairman as a correct record.

82/25 MATTERS ARISING FROM THE MINUTES

- (a) **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 75/25(b) and advised the Committee that an Inquiry into the Appeal, by an Inspector appointed by the Ministry of Housing, Communities and Local Government, would now be being held in the Council Chamber at Arun District Council, and is anticipated to last eight days. It will start on 28 October 2025 and is anticipated to finish on 7 November 2025.

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

The Committee NOTED this information.

(b) R/234/24/HH - First floor extension - 71 Old Manor Road, Rustington

The Clerk referred to Minute 45/25(a) and advised the Committee that she had previously circulated a notification from the local Planning Authority, stating that the Appeal in respect of this application had been dismissed.

The Committee NOTED this information.

- (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/104/25/HH - Single storey rear extension - The Paddock, 37 Angmering Lane**
R/107/25/HH - Single storey front porch, side/rear extension and replacement detached garage, following demolition of existing. Alterations to external materials, including replacement rooftiles, fenestration and rendering - 37 Knightscroft Avenue
R/110/25/HH - Loft conversion including hip to gable extension. Alterations to existing porch and fenestration. Demolition of existing rear conservatory and construction of new single storey rear extension - 37 Jubilee Avenue
R/115/25/HH - Removal of the existing conservatory. Single storey side and rear extension. New rooflights and rear dormer - 14 Ruston Park
R/117/25/HH - Two storey rear and single storey side extensions - 22 Sea Avenue
R/118/25/HH - Demolition of existing conservatory and construction of new single storey extension on the same footprint - Jasmine, 9 Pigeonhouse Lane

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 was not required:-

- R/126/25/CLP - Lawful development certificate for the proposed removal of play equipment and replacement of bark with turf - Lamb Inn, 73 The Street**

The Committee NOTED this information.

The Clerk reminded the Committee of the PowerPoint Presentation which had been produced and circulated to all Members prior to the Meeting.

Prior to consideration of the following application, the Chairman reminded the Committee of both the representations received during the Public Question Time held prior to the Meeting, and the formal representations, which had been previously circulated.

- (a) **R/58/25/PL - Proposed demolition of existing garage and storage area and construction of new self-build 3 bedroom dwelling, with new garages for both dwellings. This application is in CIL Zone 4 and is CIL liable - The Bungalow, Station Road, Rustington**

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

- (i) The proposal, by reason of its size, shape, height, mass and design, would represent a severe over-development of the site
- (ii) Having regard to the limited area of the site, and its relationship to the neighbouring properties, the proposal would present an over-bearing and unsympathetic appearance for the occupiers of Nos. 43, 45, 47, 49 Park Drive and 7, 8, 9, 10 Cleaves Court, in particular, which would result in a loss of privacy by reason of overlooking, loss of light and would, most certainly, be detrimental to their visual amenities and quiet enjoyment

- (iii) The proposal is in conflict with Policy 2 of the Rustington Neighbourhood Plan which states that the 'Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to those existing neighbouring properties'
- (iv) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, via an already restricted entrance/exit onto Station Road, a main and very busy thoroughfare to the Village Centre. Station Road already has inadequate width and visibility, and this would certainly add to the risks for highway users to an unacceptable degree. This point is made even more pertinent by the fact that there is a speed camera in Station Road, the reasons for which were clearly defined by the Highway Authority, namely that this stretch of road, warranted such a camera
- (v) The proposal would be likely to attract standing vehicles, particularly in the absence of any provision for visitors' parking, which would interrupt the free flow of traffic on the public highway. The access to the site from Station Road, is located immediately next to its junction with Park Drive, and opposite its junction with Sea Avenue
- (vi) With the various buildings not being in scale to the space available, a very narrow and unsafe roadway results in front of the proposed dwelling with no parking facility for this property
- (vii) The proposal to construct a detached two-storey Garage/Office immediately adjacent to the boundary of the proposal with No. 45 Park Drive, the height of which will most definitely be in excess of the 2.5 metres permissible for such an outbuilding, will have an adverse effect on the occupiers of that property to an unacceptable degree
- (viii) This type of further back-land/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

The Committee also expressed its concern that the mature trees on the site were an important characteristic and should be retained. There were also a number of similar aged trees along the boundary of the site with Cleaves Court, which should be protected from damage to their roots resulting from any future construction works. It was further AGREED that the local Planning Authority should be asked to ensure that its Arboriculturist carried out a full inspection of the aforementioned trees prior to any decision being made in respect of this application.

- (b) R/138/25/T - 1 No. Mulberry (T1) crown lift to 6 metres from ground level and crown reduction to leave a height of 9 metres and a spread (east/west) of 1.5 metres in each direction - Ffynches Lodge, Rustington**

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

- (c) R/143/25/T - 3 No. Beech (TG1) crown reduction to leave a height of 8 metres and a spread of 4.5 metres - 32 The Parkway, Rustington**

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

The Committee also AGREED a Neighbour Notification.

- (d) R/146/25/HH - First floor rear extension - 69 Worthing Road, Rustington**

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

- (e) **R/129/25/PL - Installation of an extractor flue system and associated alterations to front elevation with installation of recessed shopfronts, replacement windows and replacement doors to side and rear elevations (resubmission following R/70/25/PL). This application is in CIL Zone 4 (zero rated) as other development - 154-160 The Street, Rustington**
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The Committee AGREED to raise no objection to this application.

- (f) **R/147/25/L - Listed building consent to remove wall between current bathroom and bedroom 3 (see marked up plan) and create kitchen, block up one doorway, change glass in window to clear (Fineo vacuum glazing) change current kitchen to bathroom, change clear glass in window (obscure glass for privacy), add slatted shutters internally to windows in bedroom 1, sitting room and bedroom 2 - 3 Knightscroft House, Sea Lane, Rustington**
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The Committee AGREED to raise no objection to this application.

85/25 NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

- (a) **R/141/25/CLP - Lawful development certificate for a proposed hip-to-gable loft conversion with rear dormer - 35 Shaftesbury Road, Rustington**
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The Committee NOTED this application and AGREED a Neighbour Notification.

- (b) **R/148/25/PD - Prior approval under Schedule 2, Part 3, Class MA for the change of use of first and second floors from office use to 1 No. maisonette - 55-57 Sea Lane, Rustington**
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The Committee NOTED this application.

86/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that there were no Rustington, or nearby, applications to be considered at the next Meeting of the Planning Committee to be held on 17 September 2025.

He then referred to the District Council Appeals' List on which the recently refused application at the Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington (No: R/223/24/PL refers) appeared.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.57 pm.

Chairman: **Date:**