

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 27 October 2025

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

In attendance: Councillor D Rogers

95/25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Work Commitment) and Warren (Personal). These apologies were accepted by the Committee.

96/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

97/25 MINUTES

The Minutes of the Meeting held on 6 October 2025 were signed by the Chairman as a correct record.

98/25 MATTERS ARISING FROM THE MINUTES

- (a) **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**

The Clerk reported that she had previously circulated a notification received from the local Planning Authority, advising that due to Registered Providers no longer acquiring Section 106 homes, or having reduced their requirements, the District Council had agreed to convert the affordable dwellings to market dwellings, with a commuted sum of 32.5% of the net sale price payable in lieu.

The Committee NOTED this information.

99/25 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:-

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| 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 |
| 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 |

- 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
- 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
- R/153/25/HH** - Erection of rear orangery - Wagtails, 5 Milton 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 was not required:-

R/156/25/CLP - Lawful development certificate for a proposed single-storey rear extension to replace the existing conservatory - 69 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 had been refused:-

R/146/25/HH - First floor rear extension - 69 Worthing Road

The Committee NOTED this information.

100/25 **LU/93/25/PL - PART DEMOLITION, CONVERSION, REFURBISHMENT AND RE-ELEVATION OF UNITS 5 AND 6 AND CONSTRUCTION OF RETAIL (FOOD AND NON-FOOD), LEISURE AND FOOD AND BEVERAGE UNITS (USE CLASS E), TOGETHER WITH ASSOCIATED CAR PARKING, ACCESS, LOADING AREAS, LANDSCAPING AND ASSOCIATED WORKS. THIS APPLICATION IS IN CIL ZONE 2 AND IS CIL LIABLE - UNITS 5-7 WATERSMEAD BUSINESS PARK, NORWAY LANE/WORTHING ROAD, LITTLEHAMPTON**

The Clerk reported that she had previously circulated Councillors Warren's Report in respect of North Littlehampton Advisory Group Teams Meeting.

The Committee thanked Councillor Warren for representing the Council at the Meeting and for raising specific questions on its behalf.

101/25 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/171/25/PL - Proposed installation of 1 No. new BT Street Hub, incorporating 2 No. digital 75" LCD advert screens, and associated BT Phone Kiosk removal. This application is in CIL Zone 4 (zero rated) - Land outside 1-3 Broadmark Lane and 8-9 Broadmark Parade, Rustington**
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Following detailed consideration, the Committee AGREED to object to this application on the following grounds:-

- (i) The proposed BT Street Hub (incorporating advert screens), by reason of its siting, scale and appearance would present an incongruous feature in the street scene that would have an adverse visual impact on the character of the surrounding area
- (ii) The proposed location of the BT Street Hub (incorporating advert screens) is in close proximity to a busy road junction, namely The Street with Broadmark Lane, where pedestrians are also directed to cross the road at traffic lights, via a dedicated crossing. The advertising screens, in particular, will most certainly, compromise the safe and efficient operation of the public highway for both motorists and pedestrians, as distraction will be caused to motorists and other users of the highway and pedestrian flows will be disrupted
- (iii) The proposed BT Street Hub will reduce the space available for pedestrians and could fail to accommodate passing wheelchairs and mobility vehicles, particularly taking account of the fact that the Broadmark Café, located in very close proximity to the proposal has a Pavement Licence permitting it to extend its outdoor seating area by four metres
- (iv) The proposal would contravene the Rustington Village Design Statement - Character Area 4 (Page 13).

(b) R/172/25/A - Proposed installation of 1 No. new BT Street Hub, incorporating 2 No. digital 75" LCD advert screens with associated BT Phone Kiosk removal - Land outside 1-3 Broadmark Lane and 8-9 Broadmark Parade, Rustington

The Committee AGREED to register the same objections as those in respect of Application No: R/171/25/PL detailed above.

(c) R/178/25/T - Crown reduction to 1 No. Copper Beech to leave a height of 7.5 metres and spread of 10 metres. Crown thin by up to 15% - 3 Tanglewood, The Parkway, Rustington

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

102/25 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

The Clerk advised the Committee that the Agenda for the next Meeting of the Planning Committee which was scheduled to be held on 19 November 2025, had yet to be published.

The Committee NOTED this information.

There being no further business, the Meeting concluded at 8.55 pm.

Chairman: Date: