

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 1 December 2025

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

In attendance: Mrs C Harris (Meeting Clerk)

103/25 APOLOGIES FOR ABSENCE

There were no apologies for absence.

104/25 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

105/25 MINUTES

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

106/25 DECISION MADE VIA EMAIL DUE TO CANCELLED MEETING

The Meeting Clerk reminded the Committee of the email objections received.

The Committee retrospectively APPROVED the decision made via email in respect of the business that was due to be transacted at the cancelled 10 November 2025 Meeting, as follows:-

- (a) R/183/25/A - 2 x illuminated fascia signs, 1 x non-illuminated fascia sign, 1 x corex sign, 2 x illuminated logo signs, and new panels on existing post (This application may affect the character and appearance of the Rustington Conservation Area) - Lamb Inn, The Street, Rustington - To object on the following grounds:-
 - (i) The proposed signs by reason of their design and scale would present an over-dominant and unneighbourly aspect to be detriment of the visual amenities of the Conservation Area
 - (ii) Some of the illuminated signage, namely the two 50W LED Floodlights, would be particularly bright and intrusive, in comparison to the average street lighting columns, which range from 15-30W. This would have an unsympathetic impact on the quiet enjoyment of the occupiers of the residential property adjacent to the Car Park, No. 71 The Street, in particular
 - (iii) The proposed signage by reason of its size, nature and brightness, would distract highway users, at a particularly hazardous junction, to an unacceptable degree
 - (iv) The absence of a Heritage Statement is a major concerning factor, given the location of The Lamb Inn in the Conservation Area.

The Committee also requested that the local Planning Authority provide sight of the Conservation Officer's Report, prior to any decision being made in respect of this application.

- (a) **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**

The Meeting Clerk referred to Minute 34/25(c) 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 written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representation Procedures) (England) Regulations 2009 as amended. However, the Planning Authority had submitted all representations made to them on this application and these will be considered by the Inspector when determining the Appeal.

The Committee NOTED this information.

- (a) The Meeting Clerk reported that the Clerk 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/152/25/HH - Conversion of garage to habitable use, first floor side extension and alterations to rear roof, including installation of rooflights and alterations to fenestration - 7 Hawley Road**
- R/158/25/HH - Single storey rear extension to facilitate conversion of garage to habitable use and installation of rear lean-to - 3 Dawtrey Close**
- R/160/25/PL - Erection of a single storey rear extension. This application is in CIL Zone 4 (zero rated) as other development - 154-160 The Street**
- R/161/25/HH - Replacement of conservatory roof and new single storey rear extension and associated works - 30A Cudlow Avenue**
- R/165/25/HH - Decking to rear of property - 33 Tennyson Avenue**
- 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**

The Committee NOTED this information.

- (b) The Meeting Clerk reported that the Clerk had previously circulated a notification received from the local Planning Authority, advising that planning permission in respect of the following applications was not required:-

- R/164/25/CLP - Lawful development certificate for the proposed installation of a new first-floor window in the south facing elevation of the property - 30 Dolphin Way**
- R/170/25/CLP - Lawful development certificate for a proposed single storey side extension - 81 Chaucer Avenue**

The Committee NOTED this information.

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

- (a) **R/186/25/HH - Hip to Gable roof extension to facilitate loft conversion with rear dormer, and front and rear rooflights with ground floor posts to support extension - Rossida, Stonefields, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (b) **R/194/25/HH - Demolition of the existing porch and the construction of a new front canopy. Two storey side and rear extension, a single storey rear extension, and various internal and external alterations. Alterations to existing fenestration and external finishes. Addition of one flue to proposed log burner. Solar panel array to the South elevation - 19 The Parkway, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (c) **R/197/25/S73 - Variation of condition 2 imposed under R/37/25/HH relating to approved plans - 46 Jervis Avenue, Rustington**
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The Committee AGREED to raise no objection to this application.

- (d) **R/200/25/T - Crown reduction to 1 No. Lime (T1) to leave a height of 10 metres and spread of 6 metres - 1 Manor Gardens, Rustington**
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The Committee AGREED to raise no objection to this application, subject to approval by the local Planning Authority's Arboriculturist.

- (e) **R/179/25/PL - Erection of 5 No. garages in two new buildings for the purposes of parking and domestic residential storage. This application is in CIL Zone 4 (zero rated) - Land to the rear of 43 Old Manor Road, Rustington**
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The Committee AGREED to raise no objection to this application, but also expressed its concern that the applicant was proposing to use private land, of which it was understood that he had no ownership rights, as the entrance/exit route to the proposed garages.

The Committee also AGREED a Neighbour Notification.

110/25 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 November 2025.

He then reported that the latest Appeals List included:-

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 further advised that Councillor Gunner was now a Member of the local Planning Authority Planning Committee.

The Committee NOTED this information.

111/25 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

Councillor Warren advised that there were a considerable number of updates on the local Authority Website since the Council had raised its concerns about this application. The target date for a decision is in December 2025.

There being no further business, the Meeting concluded at 6.45 pm.

Chairman: Date: