

## RUSTINGTON PARISH COUNCIL

### PLANNING COMMITTEE

**MINUTES:** of the Meeting held on 23 February 2026

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

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#### **10/26 APOLOGIES FOR ABSENCE**

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

#### **11/26 DECLARATIONS OF INTEREST BY MEMBERS**

There were no declarations of interest by Members.

#### **12/26 MINUTES**

The Minutes of the Meeting held on 26 January 2026 were signed by the Chairman as a correct record.

#### **13/26 MATTERS ARISING FROM THE MINUTES**

- (a) **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 Clerk referred to Minute 109/25(e) 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 18 February 2026.

She said that the decision of that Committee in respect of the aforementioned application would be reported later in the Meeting.

The Committee NOTED this information.

#### **14/26 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/210/25/HH - Single-storey front and side extension, additional rooflights and rear dormer, front elevation changes and alterations to external materials -  
1 Hudson Drive**
- R/215/25/HH - Single storey rear extension - 21 Sutton Avenue**
- R/219/25/HH - Single storey rear extension to replace the existing conservatory -  
30 Frobisher Way**
- R/222/25/HH - Single storey rear extension, loft conversion with rear dormer and rooflights to front, alterations to fenestration and removal of chimney stack -  
5 Vernon Close**
- R/227/25/T - Fell 1 No. Ash tree, prune back to suitable growth points leaving 4 metres of branch growth to 2 No. Ash trees - Lamb Inn, 73 The Street**

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 had been granted with no objection:-

**R/221/25/TC - Crown reduction to 1 No. Silver Birch (T1) to leave a height of 8.2 metres and spread of 5 metres. This tree is in the Rustington Conservation Area - 8 Elm Farm Cottages**

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/6/26/CLP - Lawful development certificate for proposed hip to gable extensions, rear dormer, roof lights and side windows - 15 Evelyn Avenue**

The Committee NOTED this information.

- (d) 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 withdrawn:-

**R/2/26/T - Fell 1 No. Scots Pine (T1) - Verge outside 29 The Parkway**

The Committee NOTED this information.

## **15/26 PLANNING APPLICATIONS**

- (a) **R/8/26/PL - Change of external colour scheme; the fascias, barge boards, gutters and entrance door and surround are proposed to be repainted in black, windows will be finished in white and existing render to be repainted Heritage Indian White. This application may affect the setting of a listed building, affects the character and appearance of the Rustington Conservation Area and is in CIL Zone 4 (zero rated) as other development - Lamb Inn, 73 The Street, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (b) **R/12/26/HH - Replacement porch and new cloakroom - 2 Hobbs Way, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/16/26/HH - Proposed rear extension, alterations to front porch, internal and external repairs, alterations to fenestration, and addition of a dormer - Warren Lodge, The Roundway, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (d) **R/15/26/HH - Proposed single storey rear extension to replace the existing conservatory - 11 Old Manor Road, Rustington**
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The Committee AGREED to raise no objection to this application, but AGREED a Neighbour Notification.

- (e) **R/19/26/A - Installation of 1 No. single let mounted pictorial sign, 2 No. externally illuminated fascia signs and 1 No. transom sign - The Lamb, 73 The Street, Rustington**

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

- (f) **R/13/26/HH - Single storey side and rear extension, conversion of loft to habitable use including 1 No. rear dormer and front rooflights and installation of solar panels - 33 Windmill Drive, Rustington**

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

- (g) **R/14/26/HH - Remove existing garage, proposed side extension, external and internal alterations. Reconfiguration of existing solar panels - 31 Pigeonhouse Lane, Rustington**

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

**16/26            NON-ADVERTISED APPLICATIONS E.G. CERTIFICATES OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

- (a) **R/17/26/CLP - Lawful development certificate for the proposed creation of a rear dormer to allow additional head space in the loft conversion and the addition of two vellum windows to the front of the property - 31 Windmill Drive, Rustington**

The Committee was concerned to note that the external works had already been completed. It was AGREED that the local Planning Authority should be advised of the aforementioned concerns, and be asked to consider them in its deliberations in this regard.

- (b) **R/20/26/CLP - Lawful development certificate for a proposed new front door entrance replacing an existing window on the front elevation of the house and new block paving hardstanding area utilising the whole front garden with cut-off drainage channel fed to a new soakaway - 48 Milton Avenue, Rustington**

The Committee NOTED this application, and AGREED a Neighbour Notification.

**17/26            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 18 February 2026:-

**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 - Decision deferred pending a Site Visit**

He also reported on the following applications that might be of interest to the Committee:-

**LU/99/25/PL - Construction of a replacement restaurant and the addition of a new 50 bed Innkeepers Collection Hotel building and associated works. This application is a Departure from the Development Plan and is in CIL Zone 5 (zero rated) as other development - Harvester Windmill, Coastguard Road, Littlehampton - Approve subject to a Section 106 Agreement**

**A/159/25/PL - Application under Regulation 3 of the Town & Country Planning (General Regulations) 1992 for demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (zero rated) as other development - Sports Pavilion, Decoy Drive, Angmering - Approved**

He concluded by reporting that the following applications were still awaiting Appeal decision:-

**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**

**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 Church Hall, The Street, Rustington**

The Committee NOTED this information and the Chairman thanked Councillor Warren for providing this information.

**There being no further business, the Meeting concluded at 9.15 pm.**

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