

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 27 July 2026

PRESENT: Councillors Mrs C Stevens (Chairman), Mrs A Cooper, A Cooper, G Lee and P Warren

In attendance: Councillor D Rogers and Mrs C Harris (Meeting Clerk)

65/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bennett (Personal), Grevett (Personal) and Ms Revell (Personal). These apologies were accepted by the Committee.

66/26 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

67/26 MINUTES

The Minutes of the Meeting held on 29 June 2026 were signed by the Chairman as a correct record.

68/26 MATTERS ARISING FROM THE MINUTES

- (a) **LU/93/25/PL - Part demolition, conversion, refurbishment and re-elevation of Units 5 and 6 and construction of retail (food and non-food), and food & 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 Meeting Clerk referred to Minute 70/25 and reported the receipt of a notification from the local Planning Authority stating that this application was expected to have been determined by the Planning Committee on 22 July 2026.

Councillor Mrs Cooper then advised the Committee that she had attended the Meeting on behalf of the Council and had relayed the Council's sentiments.

She then advised the Committee that following detailed consideration the application had been approved, but further communications were awaited from the local Planning Authority for the negotiation on Section 106 changes.

69/26 LOCAL PLANNING AUTHORITY DECISIONS

- (a) The Meeting 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/55/26/HH - Single storey rear, side and front extensions, changes to fenestration and removal of chimney - 23 Bushby Avenue**
- R/61/26/HH - Dropped kerb vehicle access on to driveway - 80 Worthing Road**
- R/73/26/L - Listed building consent for the conversion of the Laundry building to provide 5 No. apartments, conversion of the Dairy and Carpenters House to 2 No. residential dwellings and relocation of existing entrance pier - Rustington Convalescent Home, Sea Road**

R/77/26/S73 - Application under section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 imposed under R/31/26/HH relating to approved plans - 15 Evelyn Avenue

The Committee NOTED this information.

- (b) The Meeting 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/79/26/CLP - Lawful development certificate for a proposed loft conversion including a flat-roof dormer and rooflights - 3 Priory Road

- (c) The Meeting 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/88/26/CLP - Lawful development for a proposed garage door to an existing car barn - Flint Cottage, Station Road, East Preston

70/26 PLANNING APPLICATIONS

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

- (a) **R/86/26/PL - Elevational alterations including replacement shopfronts at ground floor level and 4 No. new windows at first floor level. This application is in CIL Zone 4 (zero rated) as other development - 15 Churchill Parade, The Street, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/93/26/PL - Demolition of existing building and erection of 4 No. commercial units with associated access, parking and landscaping works (resubmission following R/224/24/PL). This application is in CIL Zone 4 (zero rated) as other development - Unit 2 Brookside Avenue, Rustington**

The Committee AGREED to raise no objection to this application.

- (c) **R/81/26/HH - Single storey rear extension - 7 Summerley Close, Rustington**

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

- (d) **R/92/26/T - Crown reduction to 1 No. Cedar Deodora (T1) to leave an Easterly spread of 5 metres and to achieve long term clearance of building, but not exceeding 2 metres - Copthorne Cottage, 4 Preston Avenue, Rustington**

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

71/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

The Meeting Clerk advised the Committee that the Meeting of the Planning Committee, which took place on 22 July 2026, had made decisions in respect of the following applications:-

- **LU/72/25/OUT - Hybrid Planning Application comprising of the following: 1) - Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / B8), and 2) - Full Application for Phase 1 (East of the Site) for a food store (Use Class E(a)), 2 No. Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liab - Land to the West of New Courtwick Lane, Wick - Hybrid Refused**
- **LU/93/25/PL - Part demolition, conversion, refurbishment and re-elevation of Units 5 and 6 and construction of retail (food and non-food), and food & 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 Liab - Units 5-7 Watersmead Business Park, Norway Lane/Worthing Road, Littlehampton - Approved Conditionally**

She then advised that the following Application was still awaiting an appeals 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**

She further advised that the Agenda for the next Meeting of the Planning Committee, which was scheduled to be held on 26 August 2026, had yet to be published.

The Committee NOTED this information.

72/26 PLANNING SYSTEM IMPACTS - LETTERS TO MPS

The Meeting Clerk reported that the Clerk had previously circulated the following email received from the Clerk of Kingston Parish Council:-

Further to the update I gave at the ADALC meeting on 12 May 2026 here are the next steps this Council proposes:

Having spoken with Steve Tilbury who thought a more focussed report would be more effective for both impact and cost, we raised with Beccy Cooper MP which aspect of planning would be the most useful for her to have a report on and the answer was the NPPF.

Here is what Steve had to say:

"As we discussed, I think the most effective and cost efficient way to approach the task of conveying to local MPs the practical challenges for planning in your area would be by way of an extended letter, setting out the main issues from your perspective and giving some examples. I do have some doubts about whether this is the best time to do so, given the changes we are about to see implemented in the planning system. It might be better to wait until later in the year when we can see how these impact on decision making. But if you're keen to proceed now then I'd still be able to help.

If the parish councils were to identify the points they wanted to make (which need only be in bullet point terms) then I would be able to turn these into a more extended explanation of how and why this is happening and make some suggestions 'as from you' about what might be done. I would be providing the technical input whilst you and your colleagues determined the direction and purpose of writing.

It is difficult to be sure how long this might take and therefore the cost involved but I would assume that no more than 3 days work would be required as a maximum and could therefore cap the cost at £1500."

The revised NPPF is on its way soon see this info [The National Planning Policy Framework - House of Commons Library](#)

This Council felt that it would be good to gather some input from you over the summer so that a steer can be given to Steve on NPPF matters of most concern.

So please could your Council consider and send to me - what points (bullet points are fine) you would like to make on:

- the new NPPF proposals or*
- the existing NPPF, if those rules are being continued or extended, with*
- examples of how these have or will badly affect planning decisions for your Parish*

Also, if your Council may be prepared to contribute to the cost of the 'letter', please let me know.

Following a further discussion, the Committee AGREED to make the following comments in regard to the new NPPF proposals:-

1. Taking steps to prevent an Affordable Housing commitment turning in to a payment in lieu
2. With far less applications due to go to Committee ensuring that Officers fully appreciate local considerations when producing their recommendations.

The Committee also AGREED that it was not in a position to financially contribute towards the cost of the letter.

73/26 PROPOSED CHANGE OF MEETING DATE FROM MONDAY 17 AUGUST 2026 TO TUESDAY 18 AUGUST 2026

Following a brief discussion, the Committee AGREED that the Committee Meeting scheduled to take place on Monday 17 August 2026 should be rescheduled to be held on Tuesday 25 August 2026, and not Tuesday 18 August 2026 as proposed.

There being no further business, the Meeting concluded at 8.40 pm.

Chairman: **Date:**