

RUSTINGTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES: of the Meeting held on 25 August 2026

PRESENT: Councillors Mrs C Stevens (Chairman), J Bennett, A Cooper (Late Arrival) and P Warren

In attendance: Councillors Mrs C Broomfield and M Broomfield and Mrs C Harris (Finance Manager/RFO)

74/26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Cooper (Personal), R Grevett (Personal), Lee (Holiday) and Ms Revell (Holiday). These apologies were accepted by the Committee.

75/26 DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by Members.

76/26 MINUTES

The Minutes of the Meeting held on 27 July 2026 were signed by the Chairman as a correct record.

77/26 MATTERS ARISING FROM THE MINUTES

- (a) **R/84/26/PL - New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is zero rated as other development - Ground Floor, 55-57 Sea Lane, Rustington**

The Clerk referred to Minute 62/26(c) and reported the receipt of a notification from the local Planning Authority that this application was expected to be determined by the Planning Committee on 27 August 2026.

She advised the Committee that Councillor Bennett had prepared a Statement to be read out at the Planning Committee Meeting, reiterating the objections and concerns raised by the Committee.

The Clerk also drew to the Committee's attention an email received from a local resident, which contained a copy of a Statement she had submitted to the Planning Committee Meeting, as she was no longer able to attend the Meeting in person.

The Committee NOTED this information.

78/26 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/80/26/HH - Removal of existing garage and replacement with a new garage and front porch. Air source heat pump. Removal of existing conservatory and replacement with a new single storey rear extension. New garden room with pool and associated spaces - Willow Green, 41 Angmering Lane, East Preston

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

- (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/108/26/WS - Application under regulation 3 of the Town and Country Planning General Regulations for the continued siting of temporary classroom unit (Variation of Condition 1 of planning permission WSCC/039/16/R for the retention of a temporary classroom for a further 5 years). This application will be determined by West Sussex County Council - Georgian Gardens Community Primary School, Guildford 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 was not required:-

R/87/26/CLP - Lawful development certificate for the proposed replacement and widening of the existing driveway and paths within the curtilage of the property and alterations to the front boundary wall - 2 Acre Close

- (d) 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 refused:-

R/62/26/PL - Demolition of existing commercial buildings, erection of 3 No. 2-bed detached bungalows with integral garaging and creation of 3 No. individual vehicular crossovers onto Fircroft Crescent. This application is in CIL Zone 4 and is CIL Liable as new dwellings - Croft Works, 52 Mill Lane

R/63/26/PL - Demolition of existing Public House and 1 No. dwelling and redevelopment for retirement living accommodation comprising 28 No. retirement living apartments and 3 No. retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (zero rated) as other development - The Windmill Inn and 34 Mill Lane

79/26 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/98/26/L - Listed building consent for replacement of 6 No. existing windows within the main dwelling with timber framed, double glazed, leaded light effect windows and replacement of 2 No. windows and 1 No. door in 1980's rear extension with slimline, leaded light effect, heritage aluminium windows and door - The Lodge, Worthing Road, Rustington**

The Committee AGREED to raise no objection to this application.

- (b) **R/96/26/HH - Replacement of 6 No. existing windows within the main dwelling with timber framed, double glazed, leaded light effect windows and replacement of 2 No. windows and 1 No. door in 1980's rear extension with slimline, leaded light effect, heritage aluminium windows and door - The Lodge, Worthing Road, Rustington**
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The Committee AGREED to raise no objection to this application.

- (c) **R/103/26/HH - Removal of existing shed and replacement with new shed - Ashley, The Roundway, Rustington**
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The Committee AGREED to raise no objection to this application but AGREED a Neighbour Notification.

Councillor Cooper joined the Meeting at this juncture.

- (d) **R/105/26/HH - Single storey and double storey extension to rear elevation - 4 Hudson Drive, Rustington**
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The Committee AGREED to raise no objection to this application but AGREED a Neighbour Notification.

- (e) **R/109/26/T - Crown reduction to 1 no. Horse Chestnut (T1) to leave a height of 11.5 metres, a North-South spread of 8 metres and an East-West spread of 7 metres - 7 Walnut Avenue, 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, but AGREED a Neighbour Notification.

- (f) **R/113/26/S73 - Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (plans) and 3 (materials) following the grant of R/115/25/HH - 14 Ruston Park, Rustington**
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The Committee AGREED to raise no objection to this application but AGREED a Neighbour Notification.

80/26 WEST SUSSEX COUNTY COUNCIL - TOWN & COUNTRY PLANNING ACT 1990 (APPLICATION UNDER SECTION 73) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - COUNTY MATTER APPLICATION - WSCC/035/26 - CONTINUED SITING OF TEMPORARY CLASSROOM UNIT (VARIATION OF CONDITION 1 OF PLANNING PERMISSION WSCC/039/16/R FOR THE RETENTION OF A TEMPORARY CLASSROOM FOR A FURTHER 5 YEARS) - GEORGIAN GARDENS COMMUNITY PRIMARY SCHOOL, GUILDFORD ROAD, RUSTINGTON

The Clerk reminded the Committee that she had previously circulated an email received from West Sussex County Council in regard to this application, and that the closing date for any observations was 18 August 2026.

She said that the Committee had AGREED via email to raise no objection to this application, and to retrospectively APPROVE the decision at its next Meeting.

The Committee retrospectively AGREED to raise no objection to this application.

81/26 STERLING PARADE, RUSTINGTON

The Clerk referred to Minute 43/26 and advised the Committee that following email correspondence with the Senior Environmental Health Officer at the Arun District Council she had received the following response:-

There is no evidence to suggest that the allegations made within your referral have any foundation. We have not received any complaints from occupants of the individual flats within the building confirming disrepair within the premises. Additionally, there are no prohibition orders having been served regarding any of the flats within the premises to suggest that there is disrepair within.

There have been complaints received by Arun District Council regarding the buildings structure and following inspection by a planning officer it was determined that the building is structurally sound.

As you have been unable to substantiate your claims made within the referral or offer additional information, I will now close the service request. Should you have further information arise which can be substantiated please do contact our service again and log a new referral.

The Committee NOTED the above response from the Arun District Council and AGREED to take no further action in this regard.

82/26 ARUN DISTRICT COUNCIL - PLANNING COMMITTEE - REPORT OF PROCEEDINGS

Councillor Warren advised the Committee that there were no Rustington applications to be considered at the Meeting of the Planning Committee to be held on 26 August 2026.

He then referred to Minute 77/26(a) and advised that a further Special Meeting of the Planning Committee was due to take place on 27 August 2026, at which the following application would be being considered:-

R/84/26/PL - New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is zero rated as other development - Ground Floor, 55-57 Sea Lane, Rustington - Approve Conditionally

He said that the Appeal List was still showing the following application as outstanding:-

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

The Committee NOTED this information.

There being no further business, the Meeting concluded at 6.08 pm.

Chairman: Date: