

KINGSTON PARISH COUNCIL PLANNING COMMITTEE

Minutes: of the virtual Meeting held on 17 September, 2020 commencing at 7 pm.

Present: Councillors Masson (Chairman), Buckenham, Jolly, Kenning, Walker and Wetherell.
District Cllr R Bower.

34/20 **Apologies** – Cllr Joyce.

35/20 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Kenning, Masson and Walker declared membership of Kingston Gorse Estate and Cllr Jolly declared membership of West Kingston Residents Association.

36/20 **Public Opportunity:** No members of the public were present.

37/20 **Minutes** of the meeting held on the 23 July, 2020 were approved as a correct record. There were no matters arising.

38/20 **Arun District Council: Housing Numbers** – It was agreed to bring forward consideration of this from Item 6 on the Agenda to allow Cllr Bower to be present whilst it was discussed. Cllr Wetherell had previously circulated information relating to:

- The Government’s consultation on proposed ‘Changes to the current planning system’ that includes a change to the method for calculating housing need allocations using a local affordability ratio, and the increased housing numbers this would generate for Arun.
- The Government White Paper ‘Planning for the Future’ with the stated aim of reforming and streamlining the planning system.
- The Arun HELAA document that is constantly being refreshed with Arun contacting landowners on a regular basis to seek land for development even though it is in a protested area such as a strategic Gap between Settlements.

District Cllr Bower commented that he:

- Understands that the proposed housing number formula can return unrealistic numbers and is therefore considered ‘rogue’.
- Is concerned that the Government is essentially saying that the current system is ‘broke’ and he disagrees with this.
- Considers there is a major problem that developers are not developing despite having planning permissions in place, and that accompanying infrastructure provisions are not being completed in a timely manner.
- Is concerned that the proposals are a top down approach that will give less weight to local concerns.
- Considers that, regarding the HELAA, there are local protections in place such as the Gap between Settlements, the setting of the Ferring Rife and the area of SNCI (Site of Nature Conservation Interest). Landowners are being contacted because the Arun Local Plan is still 2,500 short of its allocated housing numbers.

Cllr Bower added the following relating to Arun:

- Expenditure to meet the challenges of COVID has left a £2.5 million ‘blackhole’
- At the last Development Control Committee meeting it was agreed in relation to the application for a large waste incinerator at Ford being considered by County that if County were minded to approve it, District would ask for it to be ‘called in’ for consideration by the Secretary of State.

Committee discussed the recent press coverage of the actions of Sir Peter Bottomley MP. It was agreed the Clerk to write to Sir Peter congratulating him on highlighting to Government the impact of building on the limited green space in the local area, the deficiency in local infrastructure and of the need to protect Goring Gap, and to ask him if he would also support the need to protect the Gap between East Preston and Ferring.

District Cllr Bower left the meeting.

39/20 **Planning Applications:**

a) The following comments were agreed:

K/31/20/HH Moorings, Gorse Avenue - Single storey side extension to Western elevation. Single storey rear veranda infill extension. Rebuild of garage. First floor side facing (east & west) roof-lights. Widening of existing rear (south) dormer window and two new rear (south) dormer windows in lower hipped roof including balcony.

No objection

K/32/20/PL Little Tangley, Middle Way - Variation of condition 2 imposed under K/19/19/HH (APP/C3810/D/19/3241331) - materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

No objection

b) Committee noted the following comment submitted by the Clerk in liaison with all Members, between meetings:

K/30/20/PL Sanderlings, Middle Way - Demolition & erection of 1 No. dwelling.

No Objection providing the case officer is satisfied that the proposed new dwelling is not an overdevelopment of the site; will not be overbearing on neighbouring properties and will not adversely affect the character of the street scene.

40/20 **Arun District Council**

a) **Housing Numbers** – This had been discussed earlier in the meeting.

b) **Development Control Committee** – The following decisions/status were noted:

Approved: K/19/20/HH 99 Golden Avenue, K/22/20/HH 93 Golden Avenue and K/24/20/HH Kingston House. **Undecided:** K/30/20/PL Sanderlings, Middle Way.

c) **Consultation** on the Barnham, Eastergate and Westergate Framework Masterplan was noted.

41/20 **Consultations** – Consideration was given to making comment to the National Association of Local Councils (NALC) on various proposals by Government to change planning procedures/policies and agreed to keep action on this under review.

42/20 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife (condition) – No report available (Cllr Joyce had sent his apologies).

Cllr Masson had recently walked along the Rife and it had been flowing freely, however Cllr Masson did raise the following:

Sea Defences – concerns about the condition of some of the groynes and the Clerk asked for photographs and a description of their location so that this could be raised with District.

Litter and Dogs out of Control – concerns that the lockdown and continued good weather had seen an increase in visitors and an increase in dogs out of control and litter along the greensward. Cllr Masson hoped that the situation would improve as the summer weather gives way to winter. Arising from this the Clerk to ask District for the schedule for emptying litter bins along the greensward in the vicinity of Luna View and Lighthouse Cottages so that Cllr Masson is able to monitor that they are being emptied

The Chairman closed the meeting at 8.03 pm.

Chairman

Date.....