



15 January, 2021

Dear Councillors

## PLANNING COMMITTEE

You are summonsed to attend a virtual meeting of the Planning Committee on **Thursday 21 January, 2021**, commencing at 7pm. Members of the Public are also welcome to join the meeting and will be given an opportunity to make representation to the Committee. Details of how to join the meeting are available from the Clerk – **requests to be received by 5pm** on the day before the meeting, preferably by email to the clerk@kingston-wsx-pc.gov.uk

*Val Knight*

Clerk of the Council

## AGENDA

1. **Apologies for Absence**
2. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
3. **Public Opportunity** - An opportunity for the Public to make representations, ask or answer questions and give evidence to the Committee on relating to items on this agenda.
4. **Minutes** - To approve the Minutes of the Meeting held on 19 November, 2020 (circulated) and to consider any matters arising.
5. **Planning Applications:**
  - a) Consideration of current applications including:

**K/58/20/HH** Moorings Gorse Avenue East Preston BN16 1SQ Alterations to side hipped roof to new sussex barn half hipped roof and widen existing front dormer windows, alterations to rear roof elevation from hipped to gable end and addition of matching ground floor bay window to rear
  - b) **To note** the following comments submitted by the Clerk between meetings in accordance with delegated powers

**K/52/20/HH** Flint Barn, Peak Lane - Single storey front extension, first floor front/side extension, first floor rear extension and conversion of roofspace to habitable use to include a Juliette balcony.

**No objection** providing the case officer takes the following concerns in to account:

    - The plot of Flint Barn has been increased to include an additional area at its north east point. This is an area not previously within the plot, that forms part of Peak Lane (and BOAT 3623). It allows a right of way to others. For instance, for neighbouring properties to tend their boundary and for vehicles to use as part of a turning point. It should not be enclosed so that this right of way may continue.
    - The plans have a discrepancy: the first floor and roof plans show one dormer with two skylights that does not match the north elevation which shows two separate dormers.

**K/54/20/PL** Land East of Kingston House, Kingston Lane - Single storey 4 bed dwelling & stable block (resubmission following K/16/19/PL).

**OBJECTION** (Summary) - Council objected to the previous application for this site K/16/19/PL and does not consider that any of the proposed changes in this resubmission mitigate our original objection. The proposed four-bedroom dwelling has not been significantly relocated and the plans now include the additional building of a stable block with the curtilage of the dwelling being extended to encompass a further area of countryside and agriculture that sits within the Gap Between Settlements (East Preston to Ferring).

Kingston Parish Council therefore re-iterates its previous objections. Furthermore, regarding the refusal of K/16/19/PL Council fully supports the reasons for refusal by Arun District Council and the Planning Inspector on appeal and consider that these are still relevant to this revised application K/54/20/PL.

**K/55/20/PL** 57 Coastal Road - Demolition & erection of 1 No. dwelling.

**OBJECTION** - Council objects to the application for the following reasons:

1. It is an overdevelopment of the site
2. Due to its design, increase in bulk and scale and its position across the plot, it is visually more intrusive than the existing dwelling and will overly and adversely dominate the street scene.
3. It will be overbearing on the neighbouring properties given its overall height and increase in footprint. The height should not exceed the ridge height of the existing dwelling (14.89)
4. The build line should not extend further south than the existing. This will be detrimental to the neighbouring property and to the 'street scene' as viewed from the West Kingston Greensward. Council considers that properties along Coastal Road and the Greensward effectively have a double frontage.
5. It is out of character to the design of other houses in the vicinity.
6. It is intrusive to neighbouring properties affecting their natural light and privacy.
7. It is contrary to the Kingston Parish Neighbourhood Plan policy KPNP 7 re Design & Development

**K/57/20/CLP** Flint Barn, Peak Lane - Certificate of lawful development for the proposed change of use from hobby room to 1 No dwelling.

**OBJECTION** - Council objects to this application for an outbuilding used as a hobby room to become a dwelling:

1. This should not be allowed to create a separate dwelling.
2. Allowing a hobby room to become a fully habitable space with full services because of its location on the plot and future usage will adversely affect the amenity of neighbouring properties.
3. It is out of keeping with the existing density of dwellings in this area of countryside.
4. Council is also concerned that the plot of Flint Barn has been increased to include an additional area at its north east point. This is an area not previously within the plot that forms part of Peak Lane (and BOAT 3623). It allows a right of way to others. For instance, for neighbouring properties to tend their boundary and for vehicles to use as part of a turning point. It should not be enclosed so that this right of way may continue.
5. If the Planning Officer is minded to approve this application it should be for ancillary use only to the main dwelling.

**6. Arun District Council:**

**Development Control Committee** – To note the following decisions/status:

**Approved:** K/40/20/HH Panorama, Golden Acre, K/44/20/HH Kingston Manor, Kingston Lane, K/45/20/L Listed building consent re K/44/20/HH, K/46/20/HH 105 Golden Avenue, K/48/20/HH Innisfree, Golden Acre and K/50/20/HH 43 Coastal Road.

**7. Biodiversity, Conservation, Green Issues and Coast Protection** including:

**Ferring Rife** (condition) – To consider a report from Cllr Joyce (if available).

**Sea Defences** – To consider correspondence from District Council.

**Rampion Wind Farm 2** – To consider a response to the current informal consultation following on from presentations from Rampion and Protect Coastal England.

**KINGSTON PARISH COUNCIL**

33 The Ridings, East Preston, West Sussex BN16 2TW Tel: 01903 771922  
email: [clerk@kingston-wsx-pc.gov.uk](mailto:clerk@kingston-wsx-pc.gov.uk) website: <https://kingston-wsx-pc.gov.uk/>