

**KINGSTON PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes:** of the virtual Meeting held on 5<sup>th</sup> May, 2021 commencing at 7.11 pm.

**Present:** Councillors Masson (Chairman), Buckenham, Jolly, Kenning, Walker and Wetherell.

Simon Cross, Clerk to East Preston Parish Council (locum Clerk)

One resident.

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15/21 **Apologies** – An apology had been received and accepted from Cllr Joyce.

16/21 **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.

17/21 **Public Opportunity:** Cllr Masson welcomed the resident to the meeting. The resident said she wanted to hear the Council's position on the proposed extension to the Rampion Wind Farm and asked if there was any data on the existing wind farm's impact on wildlife in the area. The resident believed renewable energy was a great concept but was concerned about the non-financial costs to the area.

Cllr Walker replied the council had already made initial comments on the proposed extension and these had been published in the March 2021 issue of *All About East Preston & Kingston*. Cllr Walker said the council believed there were better sites, for example there was much more room at the existing Dogger Bank site which was also further out to site.

Cllr Jolly added the formal consultation on the proposed extension was now expected in July. The existing site was somewhat constrained by its location in such a busy shipping channel. The council would consider and make its formal comments once the final proposal was known.

18/21 **Minutes** of the meeting held on the 18<sup>th</sup> March, 2021 were approved as a correct record. There were no matters arising.

19/21 **Planning Applications:**

- a) **K/16/21/HH** Sea Lodge, 7 Coastal Road - Internal alterations to existing dwelling. Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above with external staircase. Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North elevation. Proposed rear single storey minor extension to garage to form entrance lobby. Alterations to external facade of house and replacement windows and doors throughout. Associated landscaping to suit.

The committee agreed it was concerned about the replacement of a single dormer with two dormers, the ones at the eastern and western ends of the roof could lead to overlooking into neighbouring properties, and agreed to submit the following comment:

**No objection** providing the case officer is satisfied there is no undue overlooking of neighbouring properties.

- b) The committee noted the following comments submitted by the Clerk between meetings, in accordance with delegated powers:

**K/10/21/HH** 2 Meadow View, Peak Lane - Single storey front extension and addition of balcony

**No objection** as long as the case officer is satisfied there is no undue overlooking of neighbouring properties

**K/13/21/HH** York Lodge, Brookside Road - Proposed first floor extension above existing ground floor rear extension with new barn hip to gable to north elevation to replace existing full hip. Extension to first floor loft to include new flat roof dormer to rear roof slope and minor alterations to front west dormer and the addition of rooflights to north, south, west elevations.

**No objection** subject to the case officer being satisfied there is no overlooking of neighbouring properties and no undue light pollution from the roof lights at night (dark skies policy)

**K/14/21/HH** Peterley, 45 Coastal Road - External staircase from first floor balcony to ground. **No objection** providing the case officer is satisfied that there is no undue overlooking from the proposed staircase and hence no conflict with conditions 3 and 4 relating to privacy screening imposed when planning application K/15/19/HH was approved.

**K/15/21/DOC** Spring Tide, Gorse Avenue - Approval of details reserved by condition imposed under ref K/40/18/PL relating to Condition No 5 - schedule of materials & finishes.

**OBJECTION** - Council is concerned that clear glass is shown for balconies without privacy screening contrary to condition 3 of the decision re planning application K/40/18/PL that reads 'The side elevations of the balconies shall at all times be obscured to a height of 1.7m in accordance with details to be submitted to and approved by the Local Planning Authority and the screening shall be retained as agreed in perpetuity'.

20/21 **Arun District Council**

The committee noted the following decision:

**Approved:** K/4/21/NMA re Kingston Corner, Brookside Road and K/6/21/PL re 68 Golden Avenue

22/21 **Biodiversity, Conservation, Green Issues and Coast Protection:**

**Ferring Rife** (condition) – In the absence of Cllr Joyce, Cllr Masson reported she had recently walked alongside the Rife and it had been extremely dry with a very low water level.

**Sea Defences** – Cllr Masson reported Arun District Council would be on the Kingston Gorse estate for the week beginning 17<sup>th</sup> May, with an 8-ton excavator, to work on the sea defences in that area.

**Rampion Wind Farm 2** – Cllr Masson stressed the council was working really hard to ensure it had all the correct information it needed for when the formal public consultation is opened. The council had established close links with other councils and with The Littlehampton Society. More information was expected this month or in June.

Cllr Walker reported the council had received an email on 4<sup>th</sup> May from The Littlehampton Society asking for the council “to write to the Government to ask for increased protection for our seaside towns and communities in a new update to the planning guidelines related to the National planning process for Offshore Energy developments.” The deadline for responses was 5pm on 7<sup>th</sup> May. As Mr Cross said he was unable to help with this response, the committee agreed to work together to write a response.

The Chairman closed the meeting at 7.26 pm.

Chairman .....

Date.....