



16 July, 2021

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on Thursday 22 July, 2021 in Our Lady Star of the Sea Hall, Vermont Drive, East Preston 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.

Please follow the latest government advice on social distancing and observe precautions to prevent the spread of the coronavirus.

Val Knight

Clerk of the Council

AGENDA

1. **Apologies for Absence**
2. **Election of Chairman**
3. **Election of Vice-Chairman**
4. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
5. **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.
6. **Minutes** - To approve the Minutes of the Meeting held on 5 May, 2021 (circulated).
7. **Planning Applications:**
 - a) Consideration of current applications including:
 - K/27/21/HH** Sandy Lodge, Gorse Avenue - Erection of two storey front extension, single storey side and rear extensions including internal alterations, installation of rear dormer, and erection of double garage and front single storey annexe, relocation of vehicular access and associated landscaping following the demolition of existing garage
 - Within Angmering Parish:**
 - A/129/21/PL** Rustington Golf Centre, Golfers Lane, Angmering - Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.
 - b) **To note** the following comments submitted by the Clerk between meetings in accordance with delegated powers:
 - K/26/21/HH** 109 Golden Avenue - Erection of two storey rear extension with juliet balcony, front porch extension and reroofing of existing front garage
 - No objection** providing the balcony privacy screen is opaque and 1.7m high for the full depth of the balcony

K/25/21/HH Spinnakers, 59 Coastal Road - Erection of two storey front extension, single storey side and rear extension with new rear balcony and external remodelling

No objection

K/23/21/HH Mimosas, Gorse Avenue - Erection of part 2 storey and single storey rear extension and first floor balcony

Objection: Council would like to make the following observations:

- The ridge height of the new extension is considerably higher than the original, but there are no heights given for the elevations, only the comment “existing survey was undertaken by others, including heights”. Rough calculations put it higher by nearly 1 metre (900 mm / 35 inches) to the original roof.
- Spring Tide could be overlooked from the new balcony.
Council requests, if this application is approved, it must be with the provisos:
 1. The ridge height is lower or in line with neighbouring properties, and
 2. The balcony does not overlook adjacent properties

K/22/21/HH South Shore House, 29 Coastal Road - Erection of additional storey to create a second floor with a rear terrace and a two-storey side extension

Objection: Council would be happy with approval subject to the Delegated Officer being sure the new terrace and windows do not overlook the neighbouring properties. The west elevation new picture frame window might well overlook the property to its West, with possibly the new terrace to the rear overlooking both neighbours gardens.

K/20/21/HH 2 Gorse View, Peak Lane - Two storey front and side extension, part 1/2 storey rear extension and detached garage, including demolition of attached garage and extension

No objection

8. **Arun District Council Development Control Committee** - To note the following decisions/status:
Approved: K/10/21/HH re 2 Meadow View, Peak Lane, K/13/21/HH re York Lodge, Brookside Road, K/15/21/DOC re Spring Tide, Gorse Avenue, K/16/21/HH re Sea Lodge, 7 Coastal Road, K/23/21/HH re Mimosas, Gorse Avenue and K/25/21/HH re Spinnakers 59 Coastal Road.
Undecided: K/26/21/HH re 109 Golden Avenue, K/22/21/HH re South Shore House, 29 Coastal Road, K/20/21/HH re 2 Gorse View, Peak Lane.
Withdrawn by applicant: K/14/21/HH re Peterley, 45 Coastal Road
9. **Surveys** – To note that Cllr Wetherell will complete surveys on Neighbourhood Plans from West Sussex Association of Local Councils and a student at the University of the West of England.
10. **Biodiversity, Conservation, Green Issues and Coast Protection** including:
Ferring Rife (condition) – To consider a verbal report from Cllr Joyce.
Sea Defences – To consider correspondence from District Council including the latest inspection report.

KINGSTON PARISH COUNCIL

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