

**KINGSTON PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes:** of the Meeting held on 22 July, 2021 commencing at 7 pm in our Lady Star of the Sea Hall, East Preston.

**Present:** Councillors Masson (Chairman), Buckenham, Jolly, Joyce, Kenning, Walker and Wetherell. District Cllr Bower, Val Knight, Clerk and one resident.

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23/21 **Apologies** – Apologies had been received from District Cllrs Chapman and Kelly and County Cllr Elkins.

24/21 **Election of Chairman**- Cllr Masson was elected to serve for the ensuing year.

25/21 **Election of Vice-Chairman** - Cllr Kenning was elected to serve for the ensuing year

26/21 **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.

27/21 **Public Opportunity:** Cllr Masson welcomed the resident to the meeting and invited him to address the meeting. The resident spoke in support of his planning application K/27/21/HH to be considered under Agenda Item 7, and gave Members a chance to ask questions. Included in the information given were the following points:

- There are other large developments nearby such as Spring Tide in Gorse Avenue
- There are extensive views of neighbours' gardens from the existing balcony that would be replaced by a small terrace and privacy screening
- Kingston Gorse Estate have given their approval for the plans.

On another matter, Cllr Buckenham reminded the resident of a previous conversation when the resident had offered to obtain a water quality report for the sea off of Kingston. The resident apologised and said he no longer had the contact he had hoped to obtain the report through.

The resident thanked members of Council for all of their work for the community, and then left the meeting.

28/21 **Minutes** of the meeting held on the 5<sup>th</sup> May, 2021 were approved as a correct record. There were no matters arising.

29/21 **Planning Applications:**

a) Consideration of current applications: The following comments were agreed:

**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.

**No Objection** subject to case officer being satisfied that:

- there is no undue overlooking of neighbouring properties from the terrace or side windows
- the design is in keeping with the neighbourhood and will not overly dominate the street scene
- it is not an overdevelopment of the site

**A/129/21/PL** (within Angmering Parish) Rustington Golf Centre, Golfers Lane, Angmering - Erection of 191 new homes in a mix of 1-4 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.

**Objection** – It was agreed to object to the application primarily due to the impact on the A259 and the local infrastructure. Wording to be finalised by the Clerk in liaison with Council Members when Angmering and Rustington Parish Councils have compiled their comments on the application.

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

**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**

- c) **Planning Appeal Reference APP/C3810/W/21/3277563** – The Appeal relating to K/54/20/PL for Land east of Kingston House was noted and it was agreed that Council’s previous objection would be reiterated and strengthened where possible (due by 18/08/21)

30/21 **Arun District Council** - Committee noted the 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

31/21 **Surveys** – It was noted that Cllr Wetherell had completed Neighbourhood Plan surveys from West Sussex Association of Local Councils and a student at the University of the West of England.

32/21 **Biodiversity, Conservation, Green Issues and Coast Protection:**

**Ferring Rife** (condition) – Cllr Joyce advised that the Rife looks to flowing well and the lagoon area has healthy growth and a good amount of wildlife.

**Sea Defences** – Correspondence from District including the latest inspection report was noted. Cllr Masson expressed concerns that despite some works being carried out by District in May the sea defences do not look in good order and queried whether District could fund more works. With this in mind, it was agreed to ask District Cllr Bower to find out when the River Arun - Adur Management Strategy will be updated.

The Chairman closed the meeting at 7.24 pm.

Chairman .....

Date.....