



9 September, 2021

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on Thursday 16 September, 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** – Cllr Wetherell has tendered his apologies.
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 22 July, 2021 (circulated).
5. **Planning Applications:**
 - a) Consideration of current applications, including:

A/168/21/PL Land South of Littlehampton Road and East of Worthing Road, Angmering - Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.
 - b) **To note** the following comments submitted by the Clerk between meetings in accordance with delegated powers:

A/129/21/PL 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 - Council objects to the application for the following reasons:

 - It will be extremely detrimental to the A259 with the additional traffic and proposed road layout increasing the hazard along this stretch of road and causing much heavier traffic congestion.
 - It will put an unacceptable strain on other local infrastructure e.g. drainage, Water supply, Health and education facilities.
 - It will destroy this important green space area
 - The character of the A259 at this point where the green space can be viewed will be badly affected.

- Proposals to build houses to closely abutt the A259 would add to this as the necessary acoustic buffering would be an eyesore viewed from the A259 or from the new housing. (as evidenced by the Fitzalan Link Road at the rear of Highdown Drive).

(Note: the objection was submitted prior to a sight of the comments by Angmering and Rustington Parish Councils in order to meet the deadline for comment)

A/164/21/AG Land south of Littlehampton Road, Angmering - Notification under the Town & Country Planning (General Permitted Development)(England) Order 2015 under Schedule 2, Part 6, Class B(d) to upgrade existing agricultural track, providing access to Roundstone Farm.

OBJECTION - Kingston Parish Council fully supports the objection submitted by Ferring Conservation Group. Council would have no objection if there is a condition that the upgraded track is for agricultural use only in perpetuity.

- 6. Arun District Council Development Control Committee** - To note the following decisions/status:
Approved: K/20/21/HH re 2 Gorse View, Peak Lane, K/22/21/HH re South Shore House, 29 Coastal Road, K/26/21/HH re 109 Golden Avenue, K/27/21/HH re Sandy Lodge, Gorse Avenue.
Undecided: A/129/21/PL re Rustington Golf Centre, Golfers Lane, Angmering
No Objection: A/164/21/AG re Land south of Littlehampton Road, Angmering (access for agricultural use).
- 7. Arun Local Plan Update** – To note that Arun had asked for some early comments on their review of Development Management Policies and as the comments were required by the date of this meeting an informal response has been submitted based on comments drawn up by Cllr Wetherell. A formal consultation is planned later in the year.
- 8. Biodiversity, Conservation, Green Issues and Coast Protection** including:
Ferring Rife (condition) – To consider a verbal report from Cllr Joyce.
Sea Defences – To consider the answer obtained by District Cllr Bower on when the River Arun - Adur Management Strategy will be updated by Arun: “What is happening is a ‘Refresh’ of the Shoreline Management Plan – it is a Refresh to bring it in line with current legislation and guidance”.
Water Quality – To consider whether to take any action to establish the local sea water quality.
- 9. Environmental Working Group** – Cllr Buckenham to report.

KINGSTON PARISH COUNCIL

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