

**KINGSTON PARISH COUNCIL**  
**PLANNING COMMITTEE**

**Minutes:** of the Meeting held on 16<sup>th</sup> September, 2021 commencing at 7 pm in our Lady Star of the Sea Hall, East Preston.

**Present:** Councillors Masson (Chairman), Buckenham, Jolly, Joyce, Kenning and Walker.  
District Cllr Bower, Nadine Phibbs (Locum Clerk).

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33/21 **Apologies** – Apologies had been received from Cllr Wetherell and District Cllrs Chapman and Kelly.

34/21 **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.

35/21 **Public Opportunity** - No members of the public were present.

36/21 **Minutes** of the meeting held on the 22<sup>nd</sup> July, 2021 were approved as a correct record. There were no matters arising.

37/21 **Planning Applications** -

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

**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.

**Objection** – Council objects to the application for the following reasons:

- The land is in the Ferring/East Preston Gap between settlements.
- Loss of agricultural land and designated countryside.
- Impact on traffic on A259 & local road and access onto A259.
- Council supports the objection submitted by Ferring Parish Council including the objections raised to the inadequate site layout with a lack of sufficient green space, a lack of safe play facilities and a poor internal road layout.

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

**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.

38/21 **Arun District Council** - Committee noted the 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).

39/21 **Arun Local Plan Update** – Council noted 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.

40/21 **Biodiversity, Conservation, Green Issues and Coast Protection:**

**Ferring Rife** (condition) – Cllr Joyce advised that there is no change from his previous report and confirmed that there are no issues and that it has healthy growth and a good amount of wildlife.

**Sea Defences** – Council considered 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”. It was acknowledged that the sea defences are quite poor if compared to defences in Littlehampton.

**Water Quality** – It was agreed to make further enquires before taking any action to establish the local sea water quality.

41/21 **Environmental Working Group** – Cllr Buckenham advised that the date for the first meeting still needs to be confirmed. It was agreed that the first meeting will be scheduled for late October.

42/21 **Other Matter** – Cllr Walker confirmed that the planning appeal for K/54/20/PL has been refused by the Planning Inspector.

The Chairman closed the meeting at 7.25 pm.

Chairman .....

Date.....