



10th November, 2021

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday 18 November, 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. **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 16 September, 2021 (circulated).
5. **Planning Applications:**
 - a) Consideration of current applications, including:
 - K/45/21/HH Sea Lodge, Coastal Road** - 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.
 - K/46/21/HH 25 Golden Avenue** - Erection of single, part two storey rear extension with balcony and conversion of garage to habitable use following the demolition of existing rear conservatory
 - K/48/21/HH 113 Golden Avenue** - Erection of single storey side and rear extension, front porch extension, conversion of garage to habitable use, alterations to front fenestration and external alterations
 - K/49/21/HH Flint Barn, Peak Lane** - Single storey front extension, first floor front/side extension, first floor rear extension and conversion of roofspace to habitable use with installation of 3 x juliette balconies

K/50/21/HH Beachy House, Middle Way - Erection of two storey side extension, first floor front and rear extension, detached garage with storage room and associated external works

- b) **To note** the following comments submitted by the Clerk between meetings in accordance with delegated powers:

K/40/21/HH 41 Coastal Road - Replacement sun room with associated internal alterations

No objection

K/42/21/HH East Kingston House, Kingston Lane - retrospective permission for erection of two (number) pellet burner flues on outbuilding (This application may affect the setting of a listed building)

No objection subject to the Arun Conservation Officer having no objection

K/43/21/L East Kingston House, Kingston Lane - retrospective permission for erection of two (number) pellet burner flues on outbuilding (This application may affect the setting of a listed building)

No objection subject to the Arun Conservation Officer having no objection

K/47/21/HH 2 Gorse View, Peak Lane - Two storey front and side extension with front balcony, part 1/2 storey rear extension and detached garage, including demolition of attached garage and extension

No objection as long as the case officer is satisfied that:

- there is no undue overlooking from the balcony that would affect the privacy of the neighbouring property
- the proposed frontage does not overly dominate the appearance of the dwelling or the neighbourhood
- materials to be used are suitable for the character of the area (per the condition relating to materials attached to planning application K/20/21/HH), and
- there is a condition relating to the use of the garage (per the condition relating to materials attached to planning application K/20/21/HH)

6. **Arun District Council:**

- a) **Development Control Committee** - To note the following decisions/status:
Refused: A/129/21/PL re Rustington Golf Centre
Undecided: A/168/21/PL re Land South of Littlehampton Road and East of Worthing Road.
- b) **Application Validation List** – To consider comment on District’s validation requirements lists for planning applications in 2022.
- c) **Arun District Council Infrastructure Investment Plan Consultation** – To note that arising from this Council has made the following response that has similarly been made to the West Sussex Transport Plan Review Consultation:

Council has the following objection to a project included on the IIP Shortlist:

ID 21/ADC/TI Route 9: Active Travel Route – Littlehampton - Goring by Sea NCN2 - inbound option

The Study includes a proposal for a section of the NCN2 cycle route to be routed through Kingston (NCN2 Littlehampton to Goring by Sea Inbound Option). Council was not aware of the inclusion of this route in the completed Arun Active Travel Study document or Council would have objected to this before.

Council objected to a similar route back in 2006 that was not pursued because it was deemed undeliverable.

The route passes through East Preston along Elm Avenue that runs through an 'Area of Character' as identified in the Arun Local Plan. It then enters our Parish by making a right turn out of Elm Avenue and in to Kingston Lane. This junction is sited immediately north of a blind bend. The route follows Kingston Lane that is narrow with a ditch on one side and a narrow verge on the other until it can join footpath 2114/1 where Kingston Lane has again another blind bend. Footpath 2114/1 runs across private land passing along an area of SNCI and across the Gap Between Settlements East Preston - Ferring before joining a residential road in Ferring.

Reasons for objection at this time are:

1. The route along Kingston Lane is impractical and hazardous
2. The route is not feasible or deliverable due to the limitations of crossing private land
3. The route will affect the existing rural nature of the footpath
4. The route passes through an 'Area of Character' and alongside an SNCI area.
5. The route will urbanise a section of the Gap Between Settlements East Preston - Ferring
6. West Sussex County Highways has already invested to improve the linking of cycle routes along the A259 to provide cyclists with a route between Rustington and Ferring that provides an alternative achievable route.

d) **Biodiversity, Conservation, Green Issues and Coast Protection** including:

Ferring Rife (condition) – To consider a verbal report from Cllr Joyce.

Sea Defences/Drainage – To consider correspondence between Cllr Buckenham and Arun District Council regarding the delay in repairing the hole in the Peak Lane Outfall pipe.

Water Quality – To consider/note current data available on the Environment Agency (EA) website relating to bathing water quality and the beachbouy data available on the Southern Water website about releases from combined sewer overflows.

e) **Environment Working Group** – To consider a recommendation from the first meeting of the Group: “Regarding the erection of signage along the west side of the Rife re keeping dogs on a short lead to protect nesting birds - March - June as previously raised by Council and agreed with the EA - To follow up on this”. Cllr Buckenham to report.

KINGSTON PARISH COUNCIL

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KINGSTON PARISH COUNCIL
PLANNING COMMITTEE

Minutes: of the Meeting held on 16th 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).

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 22nd 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.....