

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 17th March, 2022 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Masson (Chairman), Buckenham, Jolly, Joyce, Kenning, Wetherell and Walker.
Val Knight (Clerk).

11/22 **Apologies** – None.

12/22 **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.

13/22 **Public Opportunity** - No members of the public were present.

14/22 **Minutes** of the meeting held on the 19 January, 2021 were approved as a correct and signed by the Chairman

15/22 **Planning Applications** -

a) Consideration of current applications:

K/1/22/HH Nantucket, Gorse Avenue - Proposed outbuilding to supersede previous outbuilding consented under application reference No. K/23/19/HH.

OBJECTION – Council objects to this application for an outbuilding that comprises a sitting and kitchen area with a WC/shower room.

Reasons for objection are:

- i) it is an overdevelopment of the site
- ii) due to its height and mass and location on the plot it will be detrimental to the visual amenity and overall character and amenity of the neighbourhood. It is noted that it will be significantly higher than the boundary wall reaching a height of 4.215 m. This is also significantly higher than the flat roof summer house in the grounds of the neighbouring property to the west (High Hobby) that Council understands is 3 m high.
- iii) it will be visually intrusive to the nearby neighbouring properties
- iv) it will be visually intrusive to the wider neighbourhood as is situated:
 - close to the southern boundary of the property that abuts a popular leisure walk along the greensward (public footpath 2110) enjoyed by residents of the parish and many visitors to the parish, and
 - it is even closer to the twitten that runs along its eastern boundary.
- v) it is out of character for the area given its design, size and proximity to boundaries and Council is concerned that for the reasons given above this would set an unwelcome precedent for an out building.
- vi) Council is also concerned that this could be used as an independent dwelling.

Council further comments on the reference to planning application K/23/19/HH. This substantial outbuilding was not included in the description of the proposed application and was not shown at all on the perspective or elevation views.

K/6/22/PL 47 Golden Avenue - Erection of a detached dwelling and integral garage (resubmission following K/51/21/PL).

No objection providing the case officer considers whether conditions are required to prevent overlooking of neighbouring properties from the balconies.

K/7/22/HH 28 Golden Avenue - Alteration of dormer to north elevation

No objection

K/8/22/HH The Poynings, Middle Way - Single storey rear extension

No objection

K/11/22/PL Salamander, 37 Coastal Road - Demolition and erection of 1 No detached dwelling

OBJECTION for the following reasons (summary):

- It is contrary to the Kingston Neighbourhood Plan policies
- Objection to the proposed open roof terrace that gives 360 degree views across the neighbourhood as:
 - i) it is out of character and not of a suitable design for the neighbourhood and would set an unwelcome design precedent.
 - ii) the street scene of Coastal Road and views from public footpath 2110 (the greensward) would be adversely affected.
 - iii) there should be no increase in roof height. The new build should not be higher than the existing dwelling or neighbouring properties.
 - iv) it is intrusive to the privacy of nearby properties and the wider neighbourhood and therefore, there should be no access to the roof except for maintenance.
- The first floor rear balcony is intrusive to the privacy of neighbouring properties unless privacy screens are included to the east and west ends of the balcony.
- Other concerns:
 - i) the pool plant is located close to the boundary and may cause a noise/vibration nuisance to the neighbouring property to the west.
 - ii) there is an important drainage outfall pipe that runs adjacent to the eastern boundary of the property and the Arun drainage engineer should be consulted on this proposal to ensure the outfall pipe is not compromised.
 - iii) Council understands that the ancient byway BOAT 3623 passes across some of the garden of this property and that this should not be built on. County Public Rights of Way legal section should be consulted on this to clarify the protected route of BOAT 3623.

a) Committee noted the following comments submitted by the Clerk between meetings in accordance with delegated powers:

K/4/22/HH Maine, Gorse Avenue - Conversion of existing roof void to form habitable space. Enlargement of existing dormers to south elevation and addition of 2 x front rooflights.

No objection providing the case officer considers whether the roof lights are in accordance with the Arun Design guide and whether they should have obscure glass to prevent light pollution of the night skies.

K/2/22/HH 43 Golden Avenue - 2 storey front and rear extensions and alterations

No objection providing the case officer is satisfied that:

- there is appropriate on-site parking for a 6-bedroom property
- windows on the side elevations have appropriate conditions as required to protect the privacy of neighbouring properties
- the new dormer windows and the new balcony at the rear on the second floor have appropriate conditions if required, to protect the privacy of neighbouring properties

16/22 **Arun District Council -**

Development Control Committee - Committee noted the following decisions/status:

Approved: K/53/21/HH Rock Cottage, 18 Coastal Road, K/54/21/PL Moorings, Gorse Avenue

The Chairman closed the meeting at 7.30 pm to enable PCSO Raju and County Cllr Elkins to give their reports to Council Members and allow PCSO Raju to return to his duties without delay. The Chairman re-opened the meeting at 8.20 pm.

17/22 **Appeal Decision re Housing in Barnham** - It was noted that further to Minute 10/22: Council had received a copy of a letter Aldingbourne Parish Council had sent to their MP asking the following:

- to obtain guidance from the Department for Levelling Up, Housing and Communities on what effect the presumption in favour of sustainable development has on our Neighbourhood Plan;
- to get official clarification of what sustainable development is, especially regarding the infrastructural balance of the area impacted by the developments under consideration, as well as the provision of services to current and prospective residents;

- to use your influence to help the department realise that the latest inspector’s decision is undermining the credibility of the planning framework, and the role that community-led planning plays in guiding the development needed for the area, and ask for it to be overturned” and that the Chairman and Vice-Chairman of Council with the agreement of all Members had asked the Clerk to send a similar request to Sir Peter Bottomley MP. It was agreed the Clerk would send a follow up email to Sir Peter with reference to his efforts to protect the Goring Gap.

Arising from this, it was agreed the Clerk would contact District Cllrs Bower, Chapman and Kelly to ask if they could provide statistics on:

- the number of new dwellings granted planning approval but not yet built
 - the number of empty properties in Arun, and
 - how these could address the shortfall in Arun meeting its housing targets set by Government.
- This information could then be supplied to Sir Peter.

18/22 Biodiversity, Conservation, Green Issues and Coast Protection including:

a) Ferring Rife

- Committee noted a verbal report from Cllr Joyce that the smell of sewage at the south-east corner of the Riding Stables had ceased and the Rife is clear of any surface scum.
- Committee noted information from the Environment Agency (EA) on recent works carried out and plans for the weed raker “to upgrade and revamp the system that is currently there to ensure its functionalities and demands are met with the ever increasing climate change and housing developments as you may be aware of upstream. The works do not have a timeframe yet”. It was agreed it was good news that weed raker was being upgraded and that it will be important to look out for potential problems that may be caused by housing development to the north of the parish. Cllr Joyce would email the Clerk with any concerns he had following the response from the EA.

b) Sea Defences/Drainage:

- Committee noted correspondence with District regarding the delay in repairing the hole in the Peak Lane Outfall pipe and that the initial estimate for the works had not been within budget so a secondary scheme is being costed.
- Further to Minute 8/22 Committee noted that District had confirmed no works had been carried out to the groynes since the June 2021 report (other than safety work to remove hazardous ‘protuberances’) and had written it is unlikely “that any further works will be completed before the next report. We have to focus what limited time we have for maintenance in the areas where it is most needed and at present that is elsewhere in the district.” The Clerk to contact Sir Peter Bottomley MP expressing Councils disappointment at this response and raising concerns that this important maintenance to protect our coastline is having to be prioritised in this way, copying in our District Councillors.

19/22 Environmental Working Group – Cllr Buckenham advised that no recent meeting had taken place. Arising from this Cllr Masson reported that the Kingston Gateway sign is in need of a clean and it was agreed that Cllr Masson would arrange for Mark Molica to do this at a cost of £40 to be met from the Environmental Improvement Budget. The Clerk was also asked to contact County about the fencing along footpath 2110 west of the Bluebird Cafe.

The Chairman closed the meeting at 8.44pm.

Chairman

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