

KINGSTON PARISH COUNCIL
PLANNING COMMITTEE

Minutes: of the Meeting held on 19th May, 2022 commencing at 7.46 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Kenning (Vice-Chairman in the Chair), Buckenham, Jolly, Wetherell and Walker.
Val Knight (Clerk).

20/22 **Apologies** – Cllrs Masson and Joyce.

21/22 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Kenning and Walker declared membership of Kingston Gorse Estate and Cllr Jolly declared membership of West Kingston Residents Association.

23/22 **Public Opportunity** - No members of the public were present.

24/22 **Minutes** of the meeting held on the 17 March, 2022 were approved as a correct and signed by the Chairman

25/22 **Planning Applications** -

a) Consideration of current applications:

K/11/22/PL Salamanda, 37 Coastal Road - Demolition and erection of 1 No detached dwelling (revised plans)

No objection subject to repeating previous concerns about the nearby outfall pipe and the route of BOAT 2623.

K/12/22/HH Meadow House, Kingston Lane - Erection of single storey rear and front porch extension, erection of self-contained detached annex and alterations to fenestration.

OBJECTION for the following reasons (summary):

- No objection in principle to the proposed rear and front porch extension but concerned that adequate parking and turning space is provided and clearly identified on a site map.
- Objection to the creation of a self-contained annexe by the conversion of a stable block
- The proposal is a change of use on a site that is outside of the built-up area boundary and in the Gap between Settlements that is predominantly agricultural countryside.
- The stables are built on a 'dink' into the neighbouring field that is used for grazing horses and residential use could impact on this.
- The annexe is too far from the main residence to be considered for ancillary use. It would be a separate dwelling. The section of the driveway to the east of the property could become a dedicated access for the proposed annexe and separate existing garage?
- Windows to the east elevation overlook and will be in close proximity to the horse grazing field used for grazing. Suitable screening/fencing to be installed.

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

A/45/22/PL Rustington Golf Centre - Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL).

OBJECTION – Council repeated and enhanced its objections re A/129/21/PL.

Appeal Re A/168/21/PL re Land South of Littlehampton Road and East of Worthing Road

- Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping.

OBJECTION – Council repeated and enhanced its previous objections to A/168/21/PL.

c) It was noted that further representation had been made to Sir Peter Bottomley MP re the number of developments being proposed in local gaps and this could be taken up at a forthcoming meeting with Sir Peter.

26/22 **Arun District Council** –

- a) **Status of Planning Applications** – Committee noted the following:
Approved: K/1/22/HH re Nantucket, Gorse Avenue, K/2/22/HH re 43 Golden Avenue, K/4/22/HH re Maine, Gorse Avenue, K/6/22/PL re 47 Golden Avenue, K/7/22/HH re 28 Golden Avenue and K/8/22/HH re The Poynings, Middle Way.
- b) **Green Infrastructure Map** – Correspondence from District on the updated map whereby the SNCI (Site of Nature Conservation Interest) has been renamed Local Wildlife Site was noted. Cllr Wetherell said this would be taken in to account when the Kingston Parish Neighbourhood Plan is reviewed.
- c) **Investment Plan for the UK Shared Prosperity Fund** – The information was noted and it was delegated to Cllr Buckenham to consider whether there were any local projects that would meet the funding criteria.

27/22 **Biodiversity, Conservation, Green Issues and Coast Protection** including:

- a) **Ferring Rife** (condition) – Cllr Joyce did not attend the meeting but had reported that the Rife is flowing freely.
- a) **Sea Defences/Drainage:**
 - Correspondence with District regarding delays in repairs to the hole in the Peak Lane Outfall pipe (circulated) was noted. This had been raised at the Annual Parish Meeting earlier in the evening and District Cllr Chapman had undertaken to follow up on this.
 - Further to Minute 18/22, it was noted that Sir Peter Bottomley MP will meet with representatives from Council on 30 May, 2022 to discuss Council’s concerns on how works to maintain and protect the coastline at Kingston are being delayed (due to the way they are prioritised). Cllrs Masson, Walker and Wetherell and the Clerk to attend.

28/22 **Environmental Working Group** – No matters to report.

The Chairman closed the meeting at 8.14pm.

Chairman

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