

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 14th July, 2022 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Masson (Chairman), Buckenham, Jolly, Kenning and Walker.
County Cllr Elkins, District Cllr Chapman and Val Knight (Clerk).

29/22 **Apologies** – Cllrs Wetherell and Joyce.

30/22 **Election of Chairman** - Cllr Masson was elected to serve for the ensuing year.

31/22 **Election of Vice-Chairman** - Cllr Kenning was elected to serve for the ensuing year

32/22 **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. Cllr Masson declared a prejudicial an interest in Planning application K/29/22/NMA as her daughter owns the neighbouring property.

33/22 **Public Opportunity** - No members of the public were present.

34/22 **Minutes** of the meeting held on the 19 May, 2022 were approved as a correct and signed by the Chairman

35/22 **Planning Applications** -

a) Consideration of current applications:

Cllr Masson redeclared her interest and left the meeting and Cllr Kenning assumed the Chair
K/29/22/NMA Springtide, Gorse Avenue - Non-material amendment following grant of K/40/18/PL for changes to proposed boundary treatments.

OBJECTION - This should not be dealt with as an NMA for the following reason:
The wall design and material used were intrinsic to the original application and the proposed change is a material consideration that would affect the street scene.

Cllr Masson returned to the meeting and assumed the Chair

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

K/17/22/PL Panorama, Golden Acre - Conversion of existing 2 No flats into 1 No dwelling, single-storey extension with a sloping roof, new porch on ground floor, conservatory at first floor and roof extension, replacement of existing windows, doors and roof tiles.

No objection providing the condition relating to previous application K/40/20/HH is repeated regarding roof terrace screening and the case officer is satisfied that any new windows included in this application do not affect the privacy of neighbouring properties.

K/19/22/HH Flint Barn, Peak Lane - Conversion of hobby room/gym into a one bedroom self contained annex. The converted space will consist of a sitting room/kitchenette, bedroom and shower room.

OBJECTION for the following reasons (summary):

- Concerns that the existing block plan as submitted for this application is contrary to the block plan that accompanied planning application K/49/21/HH in December 2021. The double garage (converted to a hobbies room) is shown on the block plan for this proposal with what appears to be a further attached garage and car port and they have been included on the block plan as existing. Does this attached garage also need planning permission? Are the development restrictions on the amount of outbuildings being met?
- Will adversely affect the amenity of neighbouring properties.
- Will impact on the density of dwellings in this area of countryside
- If approved, it should be for ancillary use to main dwelling and the plot clearly defined.

K/22/22/PL Land East of Kingston House, Kingston Lane - 3 No stables and a barn.

OBJECTION for the following reasons (summary):

- Valuable agricultural land would be lost. If grazing ceases the land should remain intact for agricultural use. Buildings or extensive concreting impair its use for agriculture. The proposed buildings and an area of hard standing comprising 575 sq.m. are contrary to this.
- It is an infringement of the Gap Between Settlements.
- Visually detrimental to the rural character of the site and beauty of the countryside.
- It is not well-related to an existing bridleway network.
- A B8 CLASS barn is totally unsuitable for this location and out of scale for the site. The materials to be used are out of character. Concerned that CLASS B status allows certain changes of use without planning permission in this sensitive area of countryside.
- The grouping of stables, barn and parking suggests the creation of a stable yard. This is out of keeping with the primary use of the site for grazing and reduces the area available for grazing. It is an over-intensification of the use of the site with proposals to unnecessarily subdivide the land that will affect the distinctive rural character of the site.
- Concerned about the welfare of the horses. The reduction in the area of grazing land means it may not be able to sustain 3 horses. DEFRA recommendation is 1.25 acres per horse and the overall site is only 3.36 acres in total (per the Arun Case Officer). 3 stables would be excessive for the size of the site. What shelter will be available to the horses from prevailing weather conditions if they are confined to the 3 grazing areas.
- Detrimental to local fauna and flora. No ecological assessment has been submitted.
- How will the area of hardstanding affect drainage? There is no statement on this.
- Plans show a muck heap but there is no statement on how this will be dealt with safely.
- The proposed development is in conflict with Kingston Parish Neighbourhood Plan policies: KPNP 3, KPNP 4, KPNP 6 (A), KPNP 6 (C ii), KPNP 6 (C iii), KPNP 6 (C iv), KPNP 6 (C vi), KPNP 6 (C vii) and KPNP 6 (C ix).

K/25/22/HH 48 Golden Avenue - Erection of single storey rear extension and front porch.

No objection

d) Other planning matters:

A/45/22/PL Rustington Golf Centre - Erection of 167 No new homes – It was noted that this application has gone to Appeal and there are no further comments to add to Council's original objection.

A/168/21/PL re Land South of Littlehampton Road and East of Worthing Road - Erection of 76 No. dwellings – Noted that the Appeal hearing began on 4 July, 2022 and that Angmering Parish Council will speak on behalf of this Council as well as themselves.

K/12/22/HH will be considered by the Arun District Planning Committee on 20 July – Noted that Cllr Walker is to speak on behalf of Council.

Land East of Kingston Lane – Henry Adams LLP has written to some local residents about a forthcoming proposal for 54 homes to be built.

- Two suggestions from an East Preston resident were considered. Regarding the field becoming an Asset of Community Value (ACV), Committee noted the criteria for the creation of an ACV and the difficulty there would be in meeting this (per information from Arun District Council) and agreed not to take this forward. Creating an ACV would be unlikely to provide sufficient material grounds for the field not to be developed, and it would only come in to play if the land comes up for sale when the community could offer to buy the land but the seller could still decide to sell to another buyer. Regarding the suggestion that a PROW (Public Right of Way) could be claimed due to regular usage by the public, it was agreed not to take this forward although residents could pursue this with County if they chose.
- The Clerk reported on a telephone conversation with Henry Adams LLP asking if Council would be prepared meet with them to discuss the proposal. Committee felt it was not appropriate to meet at this time.

36/22 **Arun District Council** –

- a) **Status of Planning Applications** – Committee noted the following:
Approved: K/11/22/PL re Salamanda, 37 Coastal Road
Undecided: K/12/22/HH re Meadow House, Kingston Lane
- b) **Compliance** - Consultation on a revised planning compliance strategy and Council’s response was noted.

37/22 **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
- b) **Sea Defences:** Further to Minute 18/22 a report on a meeting with Sir Peter Bottomley MP on 30 May, 2022 to discuss Council’s concerns on works to sea defences was noted.
Arising from this, the following recommendations on actions to be taken were agreed:
 - i. To send a letter to the Arun Chief Executive to ask for a meeting with whoever takes over from the Head of Engineering Services who will be retiring shortly. Various matters to be on the agenda including coastal strategy, inspections and planned works.
 - ii. To confirm with the EA how the coastal protection budget is made up and are there any grants/other budgets/other partners involved. Also, to confirm responsibilities for delivering planned works.
 - iii. Conduct research to see whether statements about parts of the groyne not being so important to the sea defences is supported by others. Sources of information for example are the Coastal Management journals and the LGA Coastal Issues Special Interest Group.

38/22 **Environmental Working Group** – Cllr Buckenham hoped to set up a meeting of the Group over the summer.

The Chairman closed the meeting at 7.27pm.

Chairman

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