

KINGSTON PARISH COUNCIL

MINUTES: of the Meeting of Council on 14th July, 2022 commencing at 7.35 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

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

72/22 **Welcome** – Cllr Walker welcomed everyone to the meeting.

73/22 **Apologies for Absence** – Cllrs Joyce and Wetherell. District Cllrs Bower and Kelly.

74/22 **Urgent Matters Arising** – None.

75/22 **Declarations and Dispensations 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.

76/22 **Public Opportunity** – No members of the public were present.

77/22 **Minutes** – The Council approved Minutes of the Meeting held on the 19 May, 2022 and 22 June, 2022.

78/22 **Matters Arising from the Minutes** - None.

79/22 **West Sussex County Council:**

- a) **Report of County Councillor Elkins** – County Cllr Elkins reported on County Council matters. Cllr Jolly asked if County had formed a view on the Rampion 2 Scheme since their response to the initial consultation and County Cllr Elkins replied that he would find out whether County would be making further comment when the final application is submitted by Rampion. Cllr Buckenham asked whether County could help with the installation of a fire hydrant in Peak Lane and County Cllr Elkins said that ask for clarification on this. In response to a question from Cllr Walker, Cllr Elkins confirmed that he is aware of proposals by Network Rail to reduce waiting times at railway crossings by using improved technology to recognise where trains are along the track.
- b) **Highways and Footpaths:** The Clerk agreed to raise the following with County:
 - when will the agreed safety verge cut at the Newcote Farm bend be carried out and could Peak Lane Corner could be included
 - when will the white lines be repainted at the Kingston Lane/Peak Lane junction and the broken bend sign replaced (reported some time ago)
 - could the missing bend sign along Kingston Lane, west of East Kingston House, be replaced and could the overhanging fig tree/vegetation at Pond Corner be reinspected with a view to getting it cut back.A suggestion that the vegetation around the Gateway sign be cut back by using a private contractor was rejected as the full cut of Kingston Lane is not far away (hopefully 22 August, 2022).
- c) **Operation Watershed:** Council noted preparation of a scheme of works is ongoing to reflect the works already carried out by the owner of the pond in Peak Lane. County Cllr Elkins asked to be copied into correspondence as he is concerned that delays may mean that Operation Watershed funds are fully allocated to others.

County Cllr Elkins left the meeting

80/22 **Arun District Council:** District Cllr Chapman reported on District Council matters, including that a move to review the Local Plan had been defeated at the recent District Council meeting.

It was agreed to bring Agenda item 17 forward so that Cllr Chapman could speak on it.

81/22 **Correspondence from Kingston Gorse Estate (KGE)** – KGE seeks Council’s position on the use of private residences for short term holiday lets when the owner is not present resulting in disturbance and nuisance to other residents, with a view to asking Arun District Council “to enforce the need for a Planning Application for “material change of use” to be made where there has been a largely transient pattern and frequency of occupation which was different to that of a normal dwelling house”.

With the permission of the Chairman, District Cllr Chapman spoke as to why he could not support the proposal, giving reasons including:

- The test required to prove a material change of use could only be successful if the change was the total usage of the property with no residual domestic occupation occurring.
- District, as the Local Planning Authority, cannot initiate planning applications on any land or buildings other than those it owns. It seems very unlikely that an owner could be forced to submit a planning application for a change of use when there is still a residual domestic occupation.
- Whilst the commercial use of the property could be reported to the Planning Compliance team, it would need to be used every day for commercial use, not intermittently.
- Noise nuisance could be reported to the District Environmental Health team with supporting evidence.
- Kingston Gorse Estate could seek neighbourly agreements where possible and see if existing covenants could help address this.

Cllr Kenning then raised that the Kingston Parish Neighbourhood Plan (NP) policies would support the proposed actions re change of use. It was pointed out that the NP policies only come fully into play when a planning application is submitted.

The following response to KGE was then agreed:

Council is concerned by the nuisance and disturbance caused to residents by some short term let occupants and would like to help within current rules and regulations. Council suggests that KGE get a written response from District as to why they cannot pursue nuisance complaints so that Council can consider raising this further.

Historically there was an incident of nuisance being caused by short lets at Stone Court. So, Council further suggests that the approach used then could be considered by KGE.

Neighbours had to work together by keeping a diary of the nuisance caused so this could be presented to the District Planning Compliance team or used by KGE as evidence, plus there may have been other actions taken by KGE that this Council was not involved in.

District Cllr Chapman left the meeting

- 82/22 **Policing** –PCSO Raj Raju has reported that there have been no recent crimes in Kingston. Cllr Masson hoped to attend a teams meeting for parishes with Inspector Durkin of our Local Neighbourhood Policing Team
- 83/22 **Planning Committee** – Council noted the minutes of the meeting held on 19th May, 2022. All present had been present at the committee meeting held earlier in the evening thus a verbal report was not necessary but the proceedings were noted.
- 84/22 **Finance and General Purposes Committee** – Council noted the minutes of the meeting held on 19th May, 2022. All present had been present at the committee meeting held earlier in the evening, thus a verbal report was not necessary but the proceedings were noted.
- 85/22 **Rampion 2** - The date for Rampion 2 to submit their formal application is still not known.
- 86/22 **South Strand Community Toilets (SSCT)** – Cllr Buckenham advised that new basins and hot water facilities were being installed
- 87/22 **Flag Flying Dates** – To consider a suggestion from the Flag Officer that the Union Flag be flown on more days of the year and that the days the Ukrainian Flag is flown should be reviewed: Council agreed that the Ukrainian Flag would continue to be flown but kept under review. There would be no change to the Flag Flying date list

88/22 **External Events** – None to report

89/22 **Next scheduled meeting of Council and its Committees:** Thursday 15 September, 2022 at 7pm. Agenda are published 3 days before Meetings on our website <https://kingston-wsx-pc.gov.uk/>.

The meeting concluded at 9.05 pm.

Chairman:

Date: