



23 September, 2022

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday 29th September, 2022** 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 observe reasonable 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 14 July, 2022 (circulated).
5. **Planning Applications:**
 - a) **Consideration** of current applications – Received to date:
 - K/44/22/HH Breakwaters, 33 Golden Avenue** - Single storey rear and first floor side extensions, replacement of existing ground floor flat roofs with new mansard roofs, and addition of tile hanging to first floor elevations.
 - b) **To note** the following comments submitted by the Clerk between meetings under delegated powers:
 - K/33/22/HH South Shore House, 29 Coastal Road** - Erection of additional storey to create a second floor with a rear terrace and a two storey side extension including addition of solar panels and a bicycle store.
No objection to the addition of solar panels and a bicycle store.
 - K/35/22/HH Kingston Manor, Kingston Lane** - Single storey rear extension.
No objection subject to the Conservation Officer also having no objection
 - K/36/22/L Kingston Manor, Kingston Lane** - Listed building consent re K/35/22/HH
No objection subject to the Conservation Officer also having no objection
 - K/37/22/HH 105 Golden Avenue** - Proposed rear extension and balcony with new dormer.
OBJECTION Council is concerned that the proposed rear balcony could impact adversely on the amenity of neighbouring properties due to the loss of privacy. For instance, from the south side of the proposed balcony there could be views into any rooms there may be on the side of the neighbouring property 107 Golden Avenue and looking out from the proposed balcony there

could be intrusive and extensive views across and along the back garden of 107 Golden Avenue. This is not clear from the plans provided. As a minimum the proposals should comply with the Arun Design Guide and the Kingston Neighbourhood Plan Policy KPNP 7.

K/40/22/HH Spring Tide, Gorse Avenue - Part retrospective application for the installation of 2no Air Source Heat Pumps

No objection subject to the case officer being satisfied there will be no nuisance caused to the neighbouring property by noise or vibration from the pumps

FG/124/22/PL Lansdowne Nursery, The Barn, Littlehampton Road, Ferring - Demolition of existing buildings and erection of 70 No. dwellings with associated works

OBJECTION Kingston Parish Council strongly objects to this application. The proposed development is against the NPPF, the Arun Local Plan and the Ferring Neighbourhood Plan.

Kingston Parish Council fully supports the detailed objections set out by Ferring Parish Council.

c) Other planning matters:

A/168/21/PL re Land South of Littlehampton Road and East of Worthing Road - Erection of 76 No. dwellings – To note the Appeal has been allowed by the Planning Inspector.

A/129/21/PL re Rustington Golf Centre - Erection of 191 new homes – To note that the Appeal Hearing began on 8 September, 2022 and Angmering Parish Council spoke on behalf of this Council as well as themselves

K/29/22/NMA re Springtide, Gorse Avenue. To note that the application had been approved by the case officer before the Clerk could enter the objection from Council. However, others objecting had already raised the same concerns as Council.

6. **Arun District Council: Status of Planning Applications** - To note the following:
Approved: K/12/22/HH re Meadow House, Kingston Lane, K/29/22/NMA re Springtide, Gorse Avenue, K/17/22/PL re Panorama, Golden Acre, K/19/22/HH re Flint Barn, Peak Lane, K/25/22/HH re 48 Golden Avenue, K/33/22/HH re South Shore House, 29 Coastal Road.
Undecided (at time Agenda prepared): K/22/22/PL re Land East of Kingston House, Kingston Lane
7. **Offshore Energy Strategic Environmental Assessment 4 (Osea4)** – To note that the draft plan/programme has been adopted by the Government.
8. **Biodiversity, Conservation, Green Issues and Coast Protection** including:
Ferring Rife (condition): To consider a verbal report from Cllr Joyce.
9. **Environment Working Group** – Cllr Buckenham to report.
10. **East Preston Parish Council (EPPC)** - With the support of County, EPPC is commissioning a “solar survey” to identify project opportunities for East Preston. They are also interested to talk to nearby land owners with a view to locating small solar arrays on their lands. Request: Does this Council know any significant land owners within Kingston and would Council be willing to introduce them to EPPC to explore options available?