



13 January, 2023

Dear Councillors

## PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday 19<sup>th</sup> January, 2023** 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 10 November, 2022 (circulated).
5. **Planning Applications:**
  - a) **Consideration** of current applications – Received to date:
    - K/56/22/PL Land north-east of Kingston Lane** - 48 No residential dwellings (including affordable homes). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings: **To finalise comments** (concerns previously circulated to residents).
    - K/58/22/HH Westwood House, Gorse Avenue** - Removal of existing plant room and garden store and replacement with plant room and pool house.
    - K/1/23/HH 69 Golden Avenue** - Single storey rear extension, roof extension, conversion of garage to habitable use and external alterations to existing detached house. New front boundary wall and gates
  - b) **To note** the following comments submitted by the Clerk between meetings under delegated powers:
    - K/49/22/HH Waterside, 11 Coastal Road** - Enlargement of second floor balcony  
**No objection** provided the case officer is satisfied that the proposed opaque 1.8 m high screens to the east and west of the enlarged balcony will provide adequate privacy for the neighbouring properties. Council suggests that a formal condition relating to this be included in any decision for approval of the application.
    - K/50/22/HH Blue Ridge, Gorse Avenue** - Construction of a new swimming pool with associated landscaping, construction of a storage lean and pergola and external works.

**No objection** provided the case officer is satisfied that the pool plant room shown on the latest plans is sufficiently insulated to prevent noise/vibration nuisance to neighbouring property or there is a condition regarding this (i.e. condition similar to condition 8 in a decision on K/11/22/PL)

**K/51/22/HH 105 Golden Avenue** - Proposed rear extension and balcony with new dormer.

**Objection** due to overlooking of the neighbouring property to the south from the proposed rear balcony. Council would have no objection if the southern end of the balcony had an opaque 1.7m high privacy screen fitted and there is a condition relating to a privacy screen in any decision to approve the application

**K/53/22/HH 52 Golden Avenue** - Loft conversion and balcony.

**No objection** providing the case officer is satisfied there is no undue overlooking of neighbouring properties from the proposed second floor (loft conversion) rear windows or from the proposed first floor front balcony

c) Other planning matters:

**Angmering Parish Council** – To note, that in between meetings, Council agreed to support further questions being put to Arun District Council by Angmering Parish Council.

#### 6. **Arun District Council:**

**Status of Planning Applications** - To note the following:

**Approved:** K/42/22/PL re Salamanda, 37 Coastal Road, K/44/22/HH re Breakwaters, 33 Golden Avenue, K/45/22 re Edgewater 59 Coastal Road, K/47/22/HH re Tye House 19 Coastal Road, K/48/22/HH re 57 Coastal Road and K/50/22/HH re Blue Ridge, Gorse Avenue

**Undecided:** FG/124/22/PL re Lansdowne Nursery, The Barn, Littlehampton Road (Ferring), K/49/22/HH re Waterside, 11 Coastal Road and K/53/22/HH re 52 Golden Avenue.

#### 7. **Biodiversity, Conservation, Green Issues and Coast Protection** including:

**Ferring Rife** (condition): To consider a report from Cllr Joyce on the Ferring Rife (if available) and correspondence with the Environment Agency regarding the condition of the Rife following the long periods of heavy rain.

#### 8. **Environment Working Group** – Cllr Buckenham to report.

#### **KINGSTON PARISH COUNCIL**

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