

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 19th January, 2023 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Masson (Chairman), Buckenham, Kenning, Joyce, Walker and Wetherell.

Also present: County Cllr Elkins, District Cllr Chapman, and Val Knight (Clerk).

01/23 **Apologies** – Cllr Jolly and District Cllrs Bower and Kelly.

02/23 **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.

03/23 **Public Opportunity** - No members of the public were present.

04/23 **Minutes** of the meeting held on the 10 November, 2022 were approved as a correct and signed by the Chairman

05/23 **Planning Applications** -

a) Consideration of current applications - The following comments were agreed:

K/56/22/PL Land north-east of Kingston Lane - 48 No residential dwellings (including affordable homes).

Objection - Objection agreed as circulated - summary:

The application is in direct conflict with the policies of the Kingston Parish Neighbourhood Plan, the Arun District Council Local Plan and the National Planning Policy Framework.

The adverse impacts of the development far outweigh the benefits of the proposed housing that should be accommodated elsewhere. List of reasons:

- Loss of open countryside and natural habitat for wildlife
- Site is prime Grade 1 agricultural land and on an area prone to flooding from the land
- Infringement of the Gap Between Settlements
- Within an area prone to flooding from the land
- Detrimental design impact on the neighbourhood
- Detrimental impact on Road Network and Road Safety
- Questionable Sustainability and Lack of Services/Infrastructure

K/58/22/HH Westwood House, Gorse Avenue - Removal of existing plant room and garden store and replacement with plant room and pool house.

No objection provided the case officer is satisfied that the pool plant is sufficiently insulated to prevent noise/vibration nuisance to neighbouring property.

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

No objection

b) The following comments submitted by the Clerk between meetings under Delegated Powers were noted:

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 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 with balcony and 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.

06/23 Arun District Council

a) Status of Planning Applications – The following were noted:

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, K/50/22/HH re Blue Ridge, Gorse Avenue
Undecided: FG/124/22/PL re Lansdowne Nursery, Littlehampton Road (Ferring), K/49/22/HH re Waterside, 11 Coastal Road and K/53/22/HH re 52 Golden Avenue.

07/23 District and County Councillors

The Chairman invited District Cllr Chapman to address the meeting.

District Cllr Chapman reported on current District matters including:

- HMO (house in multiple occupancy) planning policy: an Article 4 Directive to remove permitted development rights for the change of use from a dwellinghouse (C3) to a house in multiple occupancy (C4) has been implemented in some areas of Arun.
- A27 consultation response included the need for a new junction for Ford Road/A27.

County Cllr Elkins reported on current District matters including:

- the impacts of the cap on social care costs planned by the Government
- the Budget for 2023-24 – overall increase to Council tax of 4.99%
- pothole reporting via County website <https://www.westsussex.gov.uk/roads-and-travel/report-a-pothole-online/>

Cllr Walker raised the problem of surface water running off the field to the west of Kingston Lane and causing flooding across the road in the vicinity of the pond. Cllr Joyce suggested a gully could be created to divert the water to the nearby ditch the Pond Corner. Cllr Elkins replied that he would look in to this.

District Cllr Chapman and County Cllr Elkins left the meeting.

08/23 Biodiversity, Conservation, Green Issues and Coast Protection including:

Ferring Rife (condition): Cllr Joyce said he had been contacted by a resident on 16 January, 2023 raising her concerns that ditches and the Rife were not coping with the persistent rainfall. The resident had been unable to walk along the west bank of the Rife but Cllr Joyce had pointed out that route is not an official footpath and is on the flood plain. Cllr Joyce felt that the lagoons and flood plain and the weedscreener across the Rife were performing well and had coped with the rainfall. The Clerk said this had been borne out by the correspondence with the Environment Agency (circulated).

09/23 Environmental Working Group – Cllrs Buckenham and Masson reported that the group would be meeting in February to finalise proposals for signs to protect ground nesting birds along the Rife and dog fouling signs.

The Chairman closed the meeting at 8.18 pm.

Chairman

Date.....