



10 March, 2023

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday 16th March, 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 19 January, 2023 (circulated).
5. **Planning Applications:**
 - a) **Consideration** of current applications – Received to date:
 - K/12/23/PL** 52 Golden Avenue - Removal of condition 4 following application K/53/22/HH relating to glazed & non opening window below 1.7m from finished floor level in dormer on rear elevation.
 - K/13/23/HH** 67 Golden Avenue - Part single, part two-storey front and side extension, first-floor front extension and single-storey side extension, new roof coverings, fenestration changes, spiral staircase escape stair from existing balcony and photovoltaic panels to the southern facing roof slopes.
 - b) **To note** comments submitted by the Clerk between meetings under delegated powers:
 - K/1/23/HH** 69 Golden Avenue (initial comment reviewed following receipt of representations and additional photographic information)
OBJECTION – Council withdraws its comment submitted on 20 January, 2023. The plans have been reviewed and Council has no objection to the proposed changes to the dwelling house but objects to the proposed 1.8m high front boundary wall and gates. These will be out of character for the street scene and detrimental to the amenity of the area. Properties in the vicinity have low front boundary walls or hedges/vegetation and driveways with an open aspect.
 - K/9/23/HH** Anchorage, Sea Lane - First floor roof extension, including installation of front and rear balconies, external remodelling, associated landscaping involving rear deck, following the demolition of existing rear conservatory.

No objection providing the case officer is satisfied that there is no undue overlooking of neighbouring properties from the new balconies

K/10/23/HH The Coast House, Gorse Avenue - Entrance lobby extension, integral garage and loft conversions to create habitable space, and internal alterations.

OBJECTION Council objects to this application due to concerns that:

- the proposed triangular second floor gable window will be detrimental to the privacy and amenity of Sea Point as it will overlook Sea Point and its gardens to the front and side of the plot.
- the proposed triangular second floor gable window due to its size and dominant position is out of character to the rest of the property

A/2/23/OUT Land at Ham Manor, Angmering - Outline application with all matters reserved for development comprising up to 133 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, drainage, undergrounding of overhead HV cables and other supporting infrastructure and utilities.

OBJECTION – Council fully supports the objection by Angmering Parish Council

FG/180/22/OUT Highdown Vineyard, Littlehampton Road, Ferring - Outline planning application for the construction of 112 dwellings, with all matters reserved except access.

OBJECTION – Council fully supports the objection by Ferring Parish Council

c) Other Planning Matters

National Planning Policy Framework Consultation (NPPF) – West Sussex Association of Local Council's (WSALC) had circulated their proposed response to this. The Clerk with the agreement of all Members and due to time constraints, advised WSALC that Council would like to be recorded as supporting their response.

6. Arun District Council:

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

Approved: K/49/22/HH re Waterside, 11 Coastal Road, K/53/22/HH re 52 Golden Avenue, K/58/22/HH re Westwood House, Gorse Avenue, K/1/23/HH re 69 Golden Avenue, and K/51/22/HH re 105 Golden Avenue

Undecided: FG/124/22/PL re Lansdowne Nursery, The Barn, Littlehampton Road (Ferring), FG/180/22/OUT re Highdown Vineyard, Littlehampton Road (Ferring), K/56/22/PL re Land north-east of Kingston Lane, A/2/23/OUT Land at Ham Manor (Angmering)

b) **Compliance strategy** and enforcement online training 24th March at 10:30 – 12.00. Option for two Members to attend.

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).

Condition of Groynes – To consider the January, 2023 inspection report from Arun District Council.

Sea Water Testing - To consider pursuing additional testing to that carried out by the Environment Agency. Cllr Buckenham to speak on this.

8. Environment Working Group – Cllr Buckenham to report.

a) **Signs to Protect Ground Nesting Birds** – Proposal from the Working Group: Locations for the signs at meeting on 19 January 2023 were on the Environment Agency (EA) gate at the southern entrance on the west side of the Rife, and at the bridge over the Rife on its west side. Design for sign is white text on green aluminium background, 30cm square. Text: “BEWARE/ GROUND-NESTING BIRDS/ PLEASE KEEP DOGS ON SHORT LEADS/ 1 MARCH – 31 JULY/ Thank you. Kingston Parish Council”. Cost per sign £15. Method of fitting not decided so cost not available. Plus, Clerk to report on correspondence with the EA.

b) **Dog fouling Signs** – To note in correspondence with the Clerk, District have agreed they will provide information on the signs/stickers wording and provide some if they are available.

KINGSTON PARISH COUNCIL

33 The Ridings, East Preston, West Sussex BN16 2TW Tel: 01903 771922
email: clerk@kingston-wsx-pc.gov.uk website: <https://kingston-wsx-pc.gov.uk/>