

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 16th March, 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).

10/23 **Apologies** – Cllr Jolly and District Cllr Bower.

11/23 **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.

12/23 **Public Opportunity** - No members of the public were present.

13/23 **Minutes** of the meeting held on the 19 January, 2023 were approved as a correct and signed by the Chairman

14/23 **Planning Applications** -

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

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.

Council noted an explanatory email from the Group Head of Planning, Arun District Council and agreed to make:

No objection

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

No objection

b) **Delegated Powers** - Comments submitted by the Clerk between meetings under Delegated Powers were noted:

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

- due to its size and dominant position at height, will cause a spread of light that will adversely affect wildlife, and the enjoyment of the dark night skies by other residents in the neighbourhood

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. It was noted that 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.

15/23 **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

Refused: FG/124/22/PL re Lansdowne Nursery, The Barn, Littlehampton Road (Ferring),

Undecided: 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
Information noted. No-one available to attend.

16/23 **Biodiversity, Conservation, Green Issues and Coast Protection** including:

a) **Ferring Rife:** Cllr Joyce advised that the Rife, vegetation and wildlife were doing well.

b) **Condition of Groynes** – The January, 2023 inspection report from District Council was considered. It was noted that no major works have been completed over the last few years and none is planned. It was agreed to ask District how long each groyne will continue to take duty.

c) **Sea Water Testing** – Cllr Buckenham spoke about Council pursuing additional testing to that carried out by the Environment Agency (EA), at times to be determined. Each test would cost about £80. Various points were made by Members:

- sea water quality is important for the safety of bathers, including children
- Southern Water are being held to account (recent court case) and publish pollution warnings.
- the water quality can change day to day, so it would be unsafe to place any reliance on a test taken even a day earlier

The Clerk drew attention to an email from Council's contact at the EA (circulated) that said he would chase up information from his colleagues on testing results.

It was then agreed that Council would not carry out its own testing at this time.

17/23 **Environmental Working Group**

a) **Signs to Protect Ground Nesting Birds**

- Cllr Buckenham circulated an example of the proposed sign with white text on green aluminium background, 30cm square, reading "BEWARE/ GROUND-NESTING BIRDS/ PLEASE KEEP DOGS ON SHORT LEADS/ 1 MARCH – 31 JULY/ Thank you. Kingston Parish Council". This design was approved.

- The Clerk had circulated correspondence with the EA regarding locations for the signs. The EA would allow signs to be placed on the west side of the two bridges but this would require a one-off licence fee of £150. (EA prefers the sign to be on existing

structure not on a new post). Council's proposal was only for a sign at the southerly bridge as that is in Kingston and the northerly bridge is in Ferring. Regarding a sign at the gate (Kingston/Ferring boundary) next to the Bluebird Café parking area the EA had said that the gate is owned by District so it is not for the EA to give permission. There was a discussion around how many people would read and obey the sign and whether the addition of a licence fee made it not cost effective. The Clerk to contact District re a sign on the gate and the Ferring Conservation Group and possibly the RSPB to see if they would contribute to costs.

- b) **Dog fouling Signs** – It was noted that, District have agreed they will provide information on the signs/stickers wording and provide some if they are available.

The Chairman closed the meeting at 7.49 pm.

Chairman

Date.....