



15 September, 2023

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday, 21st September, 2023** in Our Lady Star of the Sea Hall, Vermont Drive, East Preston that will commence at 7 pm.

Members of the Public are also welcome to join the meeting and will be given an opportunity to make representation to the Committee.

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 20 July, 2023 (circulated).
5. **Planning Applications:**
 - a) **Consideration** of current applications – Received to date:
K/43/23/HH Hawthorn Cottage, Brookside Road - Single storey front extension and alterations to fenestration/openings
 - b) **To note** comments submitted by the Clerk between meetings under delegated powers:
K/34/23/HH and K/35/23/L (Re Listed Building application) Kingston Manor Kingston Lane – Installation of up to 20 roof mounted photovoltaic panels on the flat roof of Kingston Manor.
No objection. *Note: Cllr Andrew (owner of Kingston Manor) declared an interest in the application and took no part in this decision.*
K/37/23/PL Cloudy Bay, Gorse Avenue - Replacement of an existing 2.5-storey detached dwelling with a new 3-storey plus basement detached dwelling including a front driveway, front and rear boundary walls, indoor and outdoor swimming pools, and a car lift.
OBJECTION
K/42/23/HH Tye House, 19 Coastal Road - Installation for a new residential lift. The property owner has mobility issues and needs to reach the bedrooms on the first floor without assistance but is unable to use the existing stairs.
No objection
 - c) **Planning Appeal re** FG/124/22/PL, Lansdowne Nursery for 70 dwellings. To note that under the Clerk's delegated powers and in consultation with members, it was agreed to lend support to the written objection submission being made by Angmering Parish Council (APC) and to ask APC to speak on our behalf at the Appeal Hearing. Other local Parish Councils have also supported APC.

6. **Arun District Council:**
 - a) **Status of Planning Applications** - To note the following:
Approved: K/29/23/PL re Panorama, Golden Acre and **K/30/23/HH** re 25 Golden Avenue.
 - b) **Possible 'Builders Code'** – Further to minute 33/23, to consider further suggestions researched by Cllr Andrew.
 - c) **Compliance** – To note that Arun Compliance looked in to the track being laid across fields, east of Kingston Lane and have informed us 'It is understood that this is a temporary trackway in preparation for works to existing electricity pylons, and that the trackway will be permanently removed from the site once the works have completed, which is likely to be a period of around a few weeks.'
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)
8. **Environment Working Group (EWG)**
Signs to Protect Ground Nesting Birds – Clerk to give an update, including that the Environment Agency still require a concessionary licence fee of £150.
9. **Appeal Decisions undermining Neighbourhood Plans (NDP)** – To note correspondence from Mr Knight who was seeking support for intervention by the Secretary of State to overturn a planning appeal decision that went against the Chapel and Hill Chorlton, Maer and Aston, and Whitmore NDP (in Staffordshire) and more generally undermining NDPs across the country. Under delegated powers this was forwarded to our MP, Sir Peter Bottomley, for his information. Sir Peter telephoned me last week to say that he had spoken with Michael Gove MP, the Secretary of State, and set out his concerns that Appeal decisions are undermining local policies/Neighbourhood Plans in our area and having serious effects on our countryside and infrastructure and that this problem is countrywide.
10. **East Preston Parish Council** – To note that East Preston Neighbourhood Plan Review is underway. To consider an invitation for two Councillors to meet with members of the Steering Group to explore policies that we may have in common.