



15 March, 2024

Dear Councillors

## PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday, 21 March, 2024** 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. **Welcome and Safety Procedures**
2. **Apologies for Absence**
3. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
4. **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.
5. **Minutes** - To approve the Minutes of the Meeting held on 18 January, 2024 (circulated) and consider any matters arising.
6. **Planning:**
  - a) **Consideration** of current applications – Received to date:
    - **K/7/24/PL Sundowners, Gorse Avenue** - Demolition of existing detached chalet bungalow and replacing with 1 No. new 3 storey dwelling.
    - **K/9/24/HH 97 Golden Avenue** - Two storey rear extension, part single, part double front extension. Enlargement to existing garage and demolish greenhouse.
  - b) **To note actions** by the Clerk between meetings under delegated powers (in liaison with Members):
    - K/3/24/HH Amballa, Golden Acre** - Construction of workshop outbuilding in rear garden.  
**Comment:** Objection - Concerns: Council would have no objection providing the case officer considers imposing conditions re usage such as:
      - The workshop to be solely for purposes ancillary to the occupation and enjoyment of Amballa as a dwelling and should not be used for commercial purposes or as a separate unit of accommodation. (To accord with policies D DM1 of the Arun Local Plan)
      - Any change of use from a workshop should be subject to a fresh planning application
    - K/4/24/HH 94 Golden Avenue** - Part single, part two storey rear extensions, first floor front extension, alterations to fenestration/openings, following removal of existing front dormer. Installation of solar panels, new pool house, EV charging point, heat pump and gazebo.  
**Comment:** Objection - Council would have no objection as long as the case officer considers

conditions re the following concerns:

- air source heat pump needs to be positioned so as not to cause noise or vibration nuisance to neighbouring property
- pool house equipment area needs to be positioned/sufficiently insulated so as not to cause noise or vibration nuisance to neighbouring properties

**K/5/24/PDH 43 Golden Avenue** - Notification under extended permitted development rights for a single storey rear conservatory measuring 5.25m from beyond the rear wall of the original dwelling house, with a maximum height of 3.5m and eaves height of 2.975m

**Comment:** Objection - Council is concerned that the plans have become very messy with it seems part being built under K/2/22/HH part under K/16/22/CLP and part under this application K/5/24/PDH. At the rear K/16/22/CLP allows for only a central dormer with Juliet window in the existing roof. K/5/24/PDH is for a single storey extension at the rear. The drawing for K/5/24/PDH of the rear elevations shows the central dormer granted under K/16/22/CLP but with 2 other dormers (one each side). Council notes that the original application K/2/22/ showed these 2 additional dormers but that was with the central dormer set much further forward on the approved two storey rear extension. Do these 2 additional dormers therefore need separate approval to reflect their new alignment with the central dormer approved by K/16/22/CLP?

**K/8/24/CLP Tye House, 19 Coastal Road** - Lawful development certificate for a proposed step-free access to the front door, partial change of driveway material, changing the material of the cladding on the south elevation, raising the first floor terrace deck to be level with the interior, changing all doors and windows to durable sea-side frames, enlargement of the central window in the main bedroom, creation of an additional window to serve the relocated main bathroom, roof simplification and creation of a second floor dormer window

**Comment:** Objection - Council is concerned that:

1. Condition 3 imposed under K/18/02 relating to privacy screening 1.6m in height above the balcony floor to the west end of the rear balcony has not been respected and should be.
2. There has been extensive surfacing to the front of the property it is not clear whether porous materials have been used?

**b) Planning Application K/46/23/PL – Update – To Note and consider further action:**

There have various actions carried out with the agreement of all Members of Council to meet urgent deadlines and keep residents informed:

- i) Additional comments and revised objections were submitted by this Council to Arun District Council because new documents had been posted by the applicant and new consultation responses had also been posted. These included: a Design and Access Statement, substitute plans, a revised position for the crossing point in North Lane, flooding consultation response from County and consultation response from the Arun Leisure and Landscape Officer.
- ii) Arising from the number of new documents Council requested that the application be re-advertised: this was refused by Arun
- iii) The application is on the Arun Planning Committee Agenda for 20 March, 2024 with a recommendation for Approval. As a result of this, Council has issued a press release and arranged a photoshoot with the Littlehampton Gazette attended by residents and Members of Council. Council has registered to speak at the Planning Committee meeting and circulated information to residents about this.
- iv) Not withstanding item iii, Council is considering a call-in request to the Secretary of State.

**7. Arun District Council:**

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

**Undecided (to date):** K/46/23/PL re Land north-east of Kingston Lane

**Approved:** K/47/23/DOC re Kingston Manor and K/48/23/HH re Panorama Golden Acre

8. **Training** – To note that Cllr Wetherell was unable to attend the training session organised by Angmering Parish Council on “The Levelling Up and Regeneration Act and updates to the National Planning Policy Framework”, but a copy of the presentation has been circulated.

9. **Kingston Neighbourhood Plan** – To reconsider producing a revised Plan given that in the Officers report on K/46/23/PL it stated “the fact that Kingston's Neighbourhood Plan was not 'made' within the last 5 years means that additional weight cannot be applied to its provisions”.
10. **Biodiversity, Conservation, Green Issues and Coast Protection** including:  
**Ferring Rife** (condition): To consider a report from Cllr Joyce on the Ferring Rife.
11. **Environment Working Group (EWG)**  
**Signs to Protect Ground Nesting Birds** – Clerk and Cllr Buckenham to report.

**KINGSTON PARISH COUNCIL**

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