



10 March, 2024

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday, 16 May, 2024** in Our Lady Star of the Sea Hall, Vermont Drive, East Preston that will be held during an adjournment of a meeting of Full Council. The Full Council meeting will follow the Annual Parish Meeting that commences 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. **Election of Chairman**
4. **Election of Vice-Chairman**
5. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
6. **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.
7. **Minutes** - To approve the Minutes of the Meeting held on 21 March, 2024 (circulated) and consider any matters arising.
8. **Planning:**
 - a) **Consideration** of current applications – Received to date:
 - K/11/24/HH La Mer, Middle Way** - Retrospective consent for replacement of boundary wall.
 - K/13/24/PL Flint Barn, Peak Lane** - Change of use from ancillary annexe to holiday let
 - K/16/24/HH Panorama, Golden Acre** - Small half open dining deck with garden storage below
 - K/18/24/HH 27 Golden Avenue** - Single storey side/rear wraparound extension, including installation of 1 No. rear juliet balcony and conversion of garage to habitable use
 - b) **To note actions** by the Clerk between meetings under delegated powers (in liaison with Members):
 - K/7/24/PL Sundowners, Gorse Avenue** - Demolition of existing detached chalet bungalow and replacing with 1 No. new 3 storey dwelling.
District contacted the Clerk for clarification on the comment made as an objection from a parish council to a planning application with suffix PL means it should automatically go to the Arun Planning Committee for a decision. As a result of this the following was submitted:

‘Council withdraws its objection recorded on 2 April 2024 and revises the wording to: **No objection**, but Council requests the case officer to give consideration to the following concerns:

1. A Construction Management Plan be required as there will be significant vehicle movements to demolish the existing dwelling and remove the rubble and then to deliver materials and build the new dwelling.
2. Potential overlooking of neighbouring properties from the first and second floor. Consideration should be given to the use of opaque glass in relevant windows and privacy screening to the ends of the balcony’

K/10/24/CLP Flint Barn Peak Lane - Lawful development certificate for the proposed creation on a hard standing adjacent to existing driveway to facilitate vehicles turning at the end of Peak Lane.

Concerns raised including adverse effect on PROW, contrary to Traffic Regulation Order, possible impact on outfall pipe.

K/14/24/HH Redroofs, 10 Coastal Road - Part single, part two storey side/rear extensions, front porch extension, replacement of first floor rear window and installation of new boundary wall, following demolition of existing detached garage.

No objection

K/19/24 Kingston Manor, Kingston Lane - Approval of details reserved by condition imposed under reference K/36/22/L relating to conditions 3 - sample flint work and 4 - details of bricks, brick bond and slate.

No objection – Council is content to leave any decision on this to the Arun Conservation Officer.

Note: Cllr Andrew had declared an interest in this application and took no part in any discussions about it.

b) **Planning Application K/46/23/PL** – To date no decision has been received on the Call-in request made to the Secretary of State. To consider any further actions.

c) **Planning Enforcement** – Clerk to report re the aerial along Gorse Avenue.

9. **Arun District Council:**

Status of Planning Applications - To note the following:

Subject of Call-in request: K/46/23/PL re Land north-east of Kingston Lane

Approved: K/3/24/HH re Amballa, Golden Acre **K/4/24/HH** re 94 Golden Avenue **K/7/24/PL** re Sundowners, Gorse Avenue, **K/9/24/HH** re 97 Golden Avenue

Refused: K/8/24/CLP Tye House, 19 Coastal Road (ruled Planning permission required)

10. **Arun Economy Committee** – To consider the report on Additional Beach Huts that was considered by the Committee on 16 April, 2024 and to note the decision of the Committee was “To undertake Ward Councillor and Town/Parish Council consultations on the proposed ten sites and report back to this Committee with its findings.”
11. **Kingston Neighbourhood Plan** – Cllr Wetherell to report on the procedure to produce a revised Plan
12. **Biodiversity, Conservation, Green Issues and Coast Protection** including:
 - Ferring Rife** (condition): To consider a report from Cllr Joyce on the Ferring Rife.
 - Flood Action Group (FLAG)**: To consider correspondence from the Environment Agency and Ferring Parish Council on the suggestion that a local FLAG could be established. To also note that Arun District Council has set up the Arun Flood Forum (first meeting held on 26 February, 2024)
 - Survey on sewage spills and development pressures in your area** – To consider a response to the CPRE.
13. **Environment Working Group (EWG)** - Cllr Buckenham to report.

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/>