

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 21 March, 2024 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Masson (Chairman), Andrew, Buckenham, Joyce, Walker and Wetherell.
Also present: Val Knight (Clerk).

13/24 **Welcome and Safety Procedures** – The Chairman welcomed everyone to the meeting and explained safety procedures.

14/24 **Apologies** – Cllr Kenning. County Cllr Elkins. District Cllrs Kelly and R Bower.

15/24 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Masson and Walker declared membership of Kingston Gorse Estate.

16/24 **Public Opportunity** – No members of the public were present.

17/24 **Minutes** of the meeting held on the 18 January, 2024 were approved as a correct record and signed by the Chairman.

18/24 **Planning Applications** -

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

K/7/24/PL Sundowners, Gorse Avenue - Demolition of existing detached chalet bungalow and replacing with 1 No. new 3 storey dwelling.

OBJECTION - Council is concerned by the following:

1. A Construction Management Plan should 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.

Council would have no objection to the application providing the case officer gives due consideration to the above.

K/9/24/HH 97 Golden Avenue - Two storey rear extension, part single, part double front extension. Enlargement to existing garage and demolish greenhouse.

No objection

b) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members) were noted:

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.

d) Planning Application K/46/23/PL –To note updates and consider further action:

1. It was noted that various actions had been 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) A call-in request had been made by Council to the Secretary of State setting out concerns about issues of National importance that approval of the application would be in conflict with. (A final decision on the application should not be made by Arun District Council until a decision on the call-in has been made)
2. The application was on the Arun Planning Committee (APC) Agenda for 20 March, 2024 with a recommendation to Approve conditionally subject to a Section 106 Agreement. Council had issued a press release and arranged a photoshoot with the Littlehampton Gazette attended by residents and Members of Council. Council had registered Cllr Wetherell to speak at the APC Committee meeting and had circulated information to residents about this. The report of Cllr Wetherell on the APC meeting, was noted. The meeting had been well attended, including by local residents and several Parish Councillors. Our County Councillor had spoken against approval of the application. Two of our ward councillors sit on the Arun Planning Committee and spoke against approval of the application. Despite concerns about the loss of prime agricultural land, incursion in to the gap between settlements and loss of countryside, APC approved the recommendation to conditionally approve 6 votes to 5. Committee noted the recent statements and questions raised in Parliament about the application by Sir Peter Bottomley MP and agreed these should be included in an updated representation to the Planning Casework Unit (CPU) in support of the Call-in application.

Actions agreed were:

- to circulate information to residents about the call-in process and to seek the support of neighbouring parishes
- Clerk to revise representation to the CPU as appropriate
- Clerk to seek guidance on whether there are any grounds for complaint about the officer's advice given to the APC.

19/24 Arun District Council

Status of Planning Applications – The following were noted:

Subject of Call-in request: 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
K/5/24/PDH 43 Golden Avenue (agreed as permitted development)

- 20/24 **Training** – It was noted that Cllr Wetherell had been 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.
- 21/24 **Kingston Neighbourhood Plan** – It was noted 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”. It was then agreed to progress a review of the Kingston Neighbourhood Plan. The Clerk to request information on the process from District.
- 22/24 **Biodiversity, Conservation, Green Issues and Coast Protection:**
Ferring Rife (condition) - Cllr Joyce advised that the Rife is running well.
Community Flood Group – The EA had asked whether Ferring Parish Council or this Council have a Community Flood Group and if not whether this could be considered. The Clerk to seek additional information and report back.
- 23/24 **Environment Working Group (EWG)**
Signs to Protect Ground Nesting Birds – The Clerk advised that the sign proposed to be located on railings for the bridge near the Ferring Country Centre had proved impractical for safety reasons and the EA and Ferring Country Centre (FCC) had agreed a new location on a gate south of the bridge and of the entrance to FCC. Cllr Buckenham reported that he had erected signs on the gate at the rear of the Bluebird Café and the gate south of the FCC (with the help of the FCC Ranger). The third sign would be erected shortly on railings of the first bridge north of the Bluebird Café. It was agreed to re-imburse Cllr Buckenham for the purchase of the signs and fixing clips.

The Chairman closed the meeting at 8.10 pm.

Chairman

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