

KINGSTON PARISH COUNCIL
PLANNING COMMITTEE

Minutes: of the Meeting held on 16 May, 2024 commencing at 8.56 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

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

24/24 **Welcome and Safety Procedures** – As neither the Chairman or Vice-Chairman for the preceding year were present, Cllr Walker welcomed everyone to the meeting and explained safety procedures.

25/24 **Apologies** – Cllr Masson. County Cllr Elkins. District Cllrs P Bower and R Bower.

26/24 **Election of Chairman** – Cllr Andrew was elected to serve for the ensuing year and assumed the Chair.

27/24 **Election of Vice-Chairman** - Cllr Masson was elected to serve for the ensuing year.

28/24 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Marr and Walker declared membership of Kingston Gorse Estate. Cllr Buckenham declared an interest in Planning Application K/13/24/PL due to the proximity to his own residence.

29/24 **Public Opportunity** – 3 members of the public were present. A representative from the Board of West Kingston Residents Association (WKRA) spoke regarding Agenda Item 10 dealing with a report on Additional Beach Huts that had been considered by the Arun Economy Committee. The representative had spoken in detail earlier in the evening about this at the Annual Parish Meeting that all Members present had attended. The representative referred again to the work and care that WKRA put in to maintain the West Kingston Greensward and expressed the hope that Council would support the concerns that WKRA had already raised with Arun District Council.

30/24 **Minutes** of the meeting held on the 21 March, 2024 were approved as a correct record and signed by the Chairman.

31/24 **Arun Economy Committee** – With the agreement of Members, the Chairman brought this item forward on the Agenda for consideration.

It was noted that the decision of the Arun Economy Committee on 16 April, 2024 regarding a report on Additional Beach Huts was “To undertake Ward Councillor and Town/Parish Council consultations on the proposed ten sites and report back to this Committee with its findings.”

It was agreed to write to the Chairman of the Arun Economy Committee and thank the Committee for recognising the importance of consultation with Ward Members and Town and Parish Councils and to Karl Roberts (Director of Growth) asking if the consultation papers it receives could address some of the anomalies and outstanding matters of concern from the initial report - points listed below:

1. The shingle beach at South Strand including the beach huts and toilet block is in the Parish of Kingston as are the West Kingston and Kingston Gorse greenswards and beach frontages. Please note however, that the road 'South Strand' and the area termed the 'South Strand Car Park' are in East Preston.
2. Patterson's Walk is in Ferring - It is the South Strand Community Toilets that are located at the South Strand beach and they are run by the community as Arun District Council wanted to close them. Their future therefore is reliant on community support and volunteers and fund-raising.
3. South Strand 'car park' is, as the report says, on private land but it is not available for public parking. From South Strand beach to the eastern end of Kingston the roads that back on to the sea are private roads so no vehicular access and no parking either. The nearest public parking is some way away in the centre of East Preston and is in short supply. Where would users of potential new beach huts park?

4. West Kingston Greensward is leased and privately maintained and has a public footpath running along its seaward edge for its entire length. For these reasons, would any beach huts along West Kingston have to be on the ecologically valued vegetated shingle?
5. The greenswards along the Kingston coast are iconic, in particular they provide a wonderful unencumbered view of the sea across the vegetated shingle from a fine grass walkway. The greenswards are truly where the land meets the sea and for that reason they are appreciated by residents and visitors alike. Open vistas to the sea would be lost. Has a potential reduction in visitors been taken into account or do you consider there will be an increase in visitors?

32/24 Planning Applications -

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

K/11/24/HH La Mer, Middle Way -Retrospective consent for replacement of boundary wall. **No Objection subject to** issues in the current construction being addressed to remedy existing cracking of the wall and prevent recurrence of the problem. Otherwise, its visual appearance will be detrimental to the street scene.

Cllr Buckenham declared an interest in the next item and left the meeting

K/13/24/PL Flint Barn, Peak Lane - Change of use from ancillary annexe to holiday let **OBJECTION** – Reasons for objection were discussed and included the following: previous condition should be upheld to protect the amenity of neighbouring properties; due to the proposed change of use and proximity to neighbouring properties there will be noise nuisance and disturbance; an increase in traffic; and proposed fruit trees along the boundary will not help as they cannot be conditioned as a permanent feature. The Clerk was asked to prepare an objection around these points and to finalise the wording in liaison with Members (excluding Cllr Buckenham).

Cllr Buckenham returned to the meeting.

K/16/24/HH Panorama, Golden Acre - Small half open dining deck with garden storage below

OBJECTION - The changes are contrary to the intended use in approved Planning Application K/48/23/HH. The addition of side walls makes this look like a 2 storey building rather than a garden feature. This block appearance will be detrimental to the street scene.

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.

No objection subject to requesting that the case officer considers a condition on the approval that there should be no access to the roof of the extension except for maintenance or in an emergency

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

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.*

- c) **Planning Application K/46/23/PL** – It was noted that to date no decision had been received on the Call-in request made to the Secretary of State.
- d) **Planning Enforcement** – The Clerk advised that the aerial on a property along Gorse Avenue had changed in appearance with less metal on view. Kingston Gorse Estate were unaware of this change. The Clerk to contact the resident who had first raised this for an update and Members would consider, when passing, whether the aerial is detrimental to the character of the area and report back.

33/24 Arun District Council

Status of Planning Applications - To note the following:

Subject of ongoing 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)

34/24 **Kingston Neighbourhood Plan (NP)** – Cllr Wetherell reported that he had begun to look through the process and to review the existing NP with a view to making some minor modifications such as updating references to bring the NP up to date before further work takes place.

35/24 Biodiversity, Conservation, Green Issues and Coast Protection:

Ferring Rife (condition): Cllr Joyce advised that the Rife is running well.

Flood Action Group (FLAG): The Clerk was asked to recirculate correspondence on this.

CPRE Survey on sewage spills and development pressures – Noted

36/24 **Environment Working Group (EWG)** - Cllr Buckenham advised that the third ‘protect nesting birds’ sign has been attached to the bridge north of the Bluebird Café. Cllr Joyce would check that it is still securely in place (as Cllr Buckenham would find it difficult to do so).

Cllr Buckenham left the meeting

The Chairman closed the meeting at 9.35 pm.

Chairman

Date.....