

**KINGSTON PARISH COUNCIL**  
**PLANNING COMMITTEE**

**Minutes:** of the Meeting held on 19 September, 2024 commencing at 7 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

**Present:** Councillors Masson (Vice-Chairman in the Chair), Buckenham, Joyce, Walker and Wetherell.

Also present: District Cllr R Bower. Val Knight (Clerk).

---

49/24 **Welcome and Safety Procedures** – Cllr Masson welcomed everyone to the meeting and explained safety procedures.

50/24 **Apologies** – Cllrs Andrew and Marr. District Cllrs P Bower and P Kelly. County Cllr Elkins.

51/24 **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.

52/24 **Public Opportunity** – No members of the public were present.

With the permission of the Chairman, District Cllr R Bower spoke at this point and gave an update on current District matters including:

- Arun Planning Policy Committee had agreed a response to the Government's consultation on the NPPF (National Planning Policy Framework). There was disquiet about several issues including the allocation of housing targets.

Cllr Walker asked if Cllr Bower had any information on the re-routing of the 700 bus due to the Roundstone Crossing gates being down so frequently. District Cllr Bower replied that the 700 bus service is very important for residents but he had only heard rumours of a change.

*The Chairman thanked District Cllr R Bower for attending the meeting and District Cllr Bower then left the meeting.*

53/24 **Minutes** of the meeting held on the 18 July, 2024 were approved as a correct record and signed by the Chairman. There were no matters arising.

54/24 **Planning Applications** -

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

**K/27/24/PL** Land East of Kingston House, Kingston Lane: Proposed construction of new stables with welfare facility with associated parking. This application is in CIL zone 5 (zero rated) as other development.

**OBJECTION** – to include the following:

- The site should be for the whole field
- Any permission should be for agricultural use in connection with the grazing of horses
- Overlarge for purpose, particularly with the inclusion of a welfare room.
- Visually intrusive – in open countryside and the Strategic Gap
- Effect on agricultural land
- The effect on the site re services, including sewage disposal and muck heap.
- Still concerned that no bridleways directly available
- Shed has recently been re-erected – does this need planning permission

The Clerk to finalise a detailed objection in liaison with Members

c) **Planning Application K/46/23/PL** – It was noted that District have yet to formally approve the application.

a) **Planning Enforcement** – No response had been received from the MOD re the aerial along Gorse Avenue

55/24 **Arun District Council**

a) **Planning Policy Committee** – The response being made by Arun to the Government consultation on the NPPF was noted. Committee felt that the wording of policies lacked

clarity and therefore failed to give true protection /guidance and agreed to make comment on the following issues:

- protection for agricultural land
- criteria for not building on flood plains and flood mitigation measures
- flawed methodology for calculating housing number targets
- Community identity e.g. gaps between settlements

Clerk to agree final wording with Members.

- b) **Call for Sites 2024** – The Arun ‘Call for Sites’ that will be used to update the Housing and Economic Land Availability Assessment (HELAA) to help inform the new Local Plan (2023 – 2041) was noted.
- c) **Status of Planning Applications** - The following were noted:  
**Undecided as at agenda date:** K/46/23/PL re Land north-east of Kingston Lane (see above)  
**Approved:** K/22/24/HH re Tye House,19 Coastal Road K/23/24/PL re Seaways, 50 Coastal Road.

56/24 **Kingston Neighbourhood Plan (NP)** – Cllr Wetherell reported on information from Donna Moles (Principal Planning Officer, ADC) regarding the process for reviewing the NP. Cllr Wetherell would continue to update the existing NP by updating references and related supporting documents to prepare for the process.

57/24 **Biodiversity, Conservation, Green Issues and Coast Protection:**

**Ferring Rife** (condition): Cllr Joyce advised that the condition appears to be ok.

**Threat from Asian Hornets:** Cllr Joyce reported on a presentation he attended on 1 July, 2024 at a meeting of East Preston Parish Council. Asian Hornets are present along the coast so the public need to be aware and report any sightings of nests to Defra

**Flood Action Group (FLAG):** Council noted correspondence from the EA and that Ferring Parish Council did not feel it was necessary to set up a local group at this time particularly as District has set up the Arun Flood Forum (first meeting held on 26 February, 2024). Committee then agreed not to try to set up a FLAG at this time because information is contained in the Emergency Plan and that the Arun Flood Forum has been set up. It was agreed that District be asked if this Council could be represented on the Forum as the Ferring rife flows along the parish boundary.

**Kingston Lane** – Arising from the above, the Clerk was asked to contact the Arun Drainage Engineer to ask if he is aware of work to the ditch opposite the entrance to Kingston Manor.

58/24 **Environment Working Group (EWG)** – Cllr Buckenham drew attention to a beach clean planned for East Preston at the end of September and asked if anything similar takes place in Kingston. The Chairman advised that these had been organised by residents in the past but none had taken place recently.

The Chairman closed the meeting at 8.19 pm.

Chairman .....

Date.....