



9 May, 2025

Dear Councillors

### **PLANNING COMMITTEE**

You are summonsed to attend a meeting of the Planning Committee on Thursday, 15 May, 2025 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 20 March, 2025 (circulated) and consider any matters arising.
8. **Planning:**
  - a) **Consideration** of current applications:  
**K/8/25/HH** The Salterns, 8 Coastal Road - Demolition of existing garage and replacement with new extension, infill addition to front of property. Reconfiguration of fenestration to rear elevation. Replacement of existing cementitious hung tiles to facade, and installation of PV array at roof level
  - b) **Permitted Development** application for information: **K/9/25/PD** Potato Barn, Kingston Farm Kingston Lane - Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 4 No dwellings.
  - c) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members):-  
The following comments have been submitted to District:

**K/7/25/HH** Driftwood, 32 Coastal Road - Alterations to external materials including replacement of tile hanging with cladding, render to ground floor walls, cladding to porch, 2 No. roof lights and replacement windows. Loft conversion with dormers to the front and rear elevations. Erection of carport and store to side elevation

**No Objection**

**K/6/25/AOO** Land north-east of Kingston Lane - Application to agree details submitted under Schedule 2 Clause 2.8 (Affordable Housing) of the Section 106 dated 04-07-24 linked to K/46/23/PL - In the event that the second officer to a Registered Provider is not accepted within the second offer period, the owner may, following written evidence of their reasonable endeavours to secure an Affordable Registered Provider, pay the affordable housing commuted sum in lieu of provision on site.

**Comment** (as not out to Public Consultation): This Council notes that this deals with a Section 106 clause and we are writing to stress the importance for the area of Affordable Housing being actually built when it is part of an approved Development scheme rather than a commuted sum being paid in lieu of delivery. For that reason, we trust that the evidence supplied will be robustly considered by Arun DC. Council notes that when the Arun Planning Policy Committee met on the 18th March, 2025 it adopted the contents of the Three Dragons report for the purposes of discussions and negotiations. One recommendation is:

*"Have all possible RPs been approached? Applicant to add site to Homes England s106 clearing house service – and to demonstrate no interest ADC to work with applicant to ensure all RPs that might be able to deliver the affordable housing have been contacted"* Whilst this report is new and refers mainly to Deeds of Variation, it makes a relevant point, and the action proposed is transparent and removes the doubt that other RPs might have been willing to deliver the affordable housing had they been contacted. Is there any opportunity for this approach to be used in this particular circumstance?

d) **Arun District Council: Status of Planning Applications** - To note the following:

**Undecided:** K/7/25/HH Driftwood, 32 Coastal Road, K/8/25/HH The Salterns, 8 Coastal Road, K/9/25/PD Potato Barn, Kingston Farm, Kingston Lane and K/6/25/AOO Land north-east of Kingston Lane

**Approved:** K/2/25/HH re 100 Golden Avenue

**Refused:** K/5/25/HH re Kingston Manor

9. **Rampion 2 – To note that** Rampion 2 Offshore Wind Farm was approved by the Secretary of State for Energy on 4 April, 2025 and that **Protect Coastal Sussex** are exploring a **Judicial Review** to challenge the approval and are fund raising to take this forward.
10. **East Preston Neighbourhood Plan review** – To consider a response to the consultation by 8 June, 2025
11. **Biodiversity, Conservation, Green Issues and Coast Protection** including:  
**Ferring Rife:** To note Cllr Joyce has resigned from Council and to consider whether anyone else is available to report.  
**Groyne Inspection Report** – Currently awaited from District.
12. **Environment Working Group (EWG)** - Cllr Buckenham to report.

**KINGSTON PARISH COUNCIL**

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