

KINGSTON PARISH COUNCIL PLANNING COMMITTEE

Minutes: of the Meeting held on 15 May, 2025 commencing at 8.20 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Andrew (Chairman), Buckenham, Marr, Masson and Wetherell.
Val Knight (Clerk).

19/25 **Welcome and Safety Procedures** – The Chairman welcomed everyone to the meeting and explained safety procedures.

20/25 **Apologies** – All Members were present.

21/25 **Election of Chairman** - Cllr Andrew was elected to serve for the ensuing year.

22/25 **Election of Vice-Chairman** – Cllr Masson was elected to serve for the ensuing year.

23/25 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Marr and Masson declared membership of Kingston Gorse Estate.

24/25 **Public Opportunity** – No members of the public were present.

25/25 **Minutes** of the meeting held on the 20 March, 2025 were approved as a correct record and signed by the Chairman. There were no matters arising.

26/25 **Planning Applications** -

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. **Comment: No objection**

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. **Comment:** Clerk to raise concerns based on the following points:

- it is unclear how the curtilage of the barn has been identified.
- there is no designated outside space for the occupants. Are there local plan policies re the amount of outside space? Additional garden space would fall outside of the curtilage.
- Will sewage disposal units/other services be provided within the curtilage of the barn or will they impact on the surrounding agricultural land?
- There is a drainage ditch shown on mapping of the area that is close to the barn. Is the view of the Arun drainage engineer being sought?
- The track running past the curtilage of the barn shows on mapping as continuing north to Park Barn and then further north. Will this link be lost?
- The track leading from Kingston Lane to the barn is currently not tarmac. As well as an access road it is a public footpath. How will the safety of pedestrians be protected?
- No provision for a turning circle for visitors/delivery vehicles

c) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members were noted). The following comments had 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 were noted:

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

Cllr Andrew declared an interest in application K/5/25/HH relating to his residence, but as it was for noting of information and not discussion or decision, he did not leave the meeting)

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

27/25 **Rampion 2** – It was noted 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. The Clerk advised this information is available on Council’s website.

28/25 **East Preston Neighbourhood Plan review** – It was noted that the consultation ends on 8 June, 2025. Members to contact the Clerk if they had any comments to be submitted.

29/25 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife: Following the resignation of Cllr Joyce, Cllr Marr offered to take over reporting on the condition of the Rife.

Groyne Inspection Report – Currently awaited from District. Cllr Marr would send the Clerk information on remnants of groynes along the beach to report to District as a hazard

30/25 **Environment Working Group (EWG):**

Dogs along the Greensward (control) – Cllr Buckenham advised that a meeting with the Estates is yet to be arranged. The Clerk had contacted District again about the provision of dog control/fouling signs - response awaited.

The Chairman closed the meeting at 8.59 pm.

Chairman

Date.....