



11 July, 2025

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on Thursday, 17 July, 2025 in Our Lady Star of the Sea Hall, Vermont Drive, East Preston that commences at 7 pm. Meetings of the Finance Committee and Full Council will follow this meeting.

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. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
4. **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.
5. **Minutes** - To approve the Minutes of the Meeting held on 15 May, 2025 (circulated) and consider any matters arising.
6. **Planning:**
 - a) **Consideration** of current applications:
K/12/25/HH Tilford, Golden Acre - Extension to detached garage and rear extension to main house. Widen existing crossover and install new drop kerb.
 - b) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members):-
The following comments have been submitted to District:
K/11/25/DOV Land north-east of Kingston Lane - Application to enter into a Deed of Variation to modify Paragraph 2.8(a), Part 1, Schedule 2 of the Section 106 dated 4th July 2024 (linked to K/46/23/PL) in relation to the affordable housing provision. Comment: Council objects to the deed of variation (DOV) being approved:
 1. The proposed DOV deals with the Section 106 agreement re K/46/23/PL where it relates to the provision of Affordable Housing (14 dwellings), Council stresses 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.
 2. The decision to approve the development by the Arun Planning Committee was carried 6 votes to 5. Affordable housing provision was given weight when making this decision. Would the decision have still been to approve had the affordable housing element been approved? Given the importance of this Council asks it be referred to the Planning Committee for consideration.
 3. Should the planning permission itself be overturned as the conditions of the original Section 106 agreement have not been met?

4. If not as mentioned in point 3, Council feels it is important that the evidence required to overturn the provision of Affordable Housing for a commuted sum is robust and clearly set out so that any Member of the public reading it can clearly understand what is required.

5. Council considers that the proposed wording of the DOV is 'woolly' and allows for too much wriggle room on the evidence to be provided and 'reasonable' can easily be challenged and argued upon. The DOV should set out a more concrete and non-arguable requirement for evidence. Should it for instance include as an essential part of the evidence required the recommendation from the Three Dragons Report "Have all possible RPs been approached? Applicant to add site to Homes England s106 clearing house service"

Finally, some administrative queries

- should the application be rejected and reapplied for given the apparent errors on a) the application form which says the application is for K/56/22/PL - the application that was refused, and b) the covering letter refers to K/6/25/AOO as 'the development'. Neither mention K/46/23/PL the actual approved application for the development that the Section 106 agreement is a part of.

- Please explain how the proposed change to Schedule 2, Part 1, Para 2.8(a) will be interpreted given the refusal for K/6/25/AOO as the process for the First and Second Offers had not been followed. This comment refers to the last para that reads under PROVIDED THAT 'The Owner shall pay to the Council the Affordable Housing Commuted Sum for each of the Affordable Housing Units in relation to which the First and Second Offers have not been accepted within 20 Working Days of the end of the Second Offer Period'

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

Undecided: K/12/25/HH re Tilford, Golden Acre, K/11/25/DOV re Land north-east of Kingston Lane

Approved: K/7/25/HH re Driftwood, 32 Coastal Road, K/8/25/HH The Salterns, 8 Coastal Road

Permitted: K/9/25/PD Potato Barn, Kingston Farm, Kingston Lane

Refused: K/6/25/AOO Land north-east of Kingston Lane

7. **Kingston Neighbourhood Plan potential review** – Clerk to report on obtaining quotes.

8. **Biodiversity, Conservation, Green Issues and Coast Protection** including:

Ferring Rife - To receive a report on its condition if available.

Groyne Inspection - Clerk to report.

Protection of Nesting Birds - To note the PCC (with Beccy Cooper MP copied in) has been asked for comment on the lack of a proactive response from the Sussex Rural Crime Team when hedge/tree clearance was taking place in a field east of Kingston Lane/south of Newcote Farm. To further note that the field has now changed hands and will be restored.

9. **Environment Working Group (EWG)** - Cllr Buckenham to report on:

- how safe is our drinking water?

- meeting with Kingston Gorse Estate and West Kingston Estate re dog signs and dogs under control.

KINGSTON PARISH COUNCIL

33 The Ridings, East Preston, West Sussex BN16 2TW Tel: 01903 771922
email: clerk@kingston-wsx-pc.gov.uk website: <https://kingston-wsx-pc.gov.uk/>