

PLANNING COMMITTEE

Minutes: of the Meeting held on 15 January, 2026 commencing at 7.30 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

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

01/26 **Welcome and Safety Procedures** – The Chairman welcomed everyone to the meeting and explained safety procedures.

02/26 **Apologies** – All Members were present.

03/26 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Hall, Marr and Masson declared membership of Kingston Gorse Estate and Cllr Randall declared membership of West Kingston Residents Association and that he is on the Board of the Association. Cllrs Hall and Masson declared an interest in planning application K/23/25/HH (Cllr Hall due to the proximity of his own residence and Cllr Masson due to the proximity of a family members residence).

04/26 **Public Opportunity** – A member of the public was present and raised concerns about the length of time that the Roundstone railway crossing gates are down between trains, including:

- Would Railtrack carry out a study on this including the back up lengths of queueing traffic and the hazard this causes when the gates go up as so many cars are involved?.
- Could new builds south of the railway line be refused until this problem is resolved?

Cllr Wetherell said this had been ongoing for over 10 years and had worsened recently because extra train services had been introduced. There had been meetings with County highways and Railtrack over the years, most recently a public meeting organised by East Preston Parish Council (EPPC). The Clerk would check with EPPC if any follow up actions had been taken and let the resident know. *The resident left the meeting.*

05/26 **Minutes** of the meeting held on the 17 November, 2025 were approved as a correct record and signed by the Chairman. There were no matters arising.

06/26 **Planning:**

a) **Consideration** of making comment on current applications

Cllrs Hall and Masson redeclared their interests in K/23/25/HH and left the meeting.

K/23/25/HH Cloudy Bay, Gorse Avenue - Extensions to the ground, first and second floors. Removal of existing roof and replacement with a flat roof. Changes to existing fenestration. New front and rear boundaries. Renovation and extension of existing garage.

There was discussion around issues such as the street scene, privacy of neighbours. and potential noise nuisance from the heat pump and air conditioning units and it was agreed to lodge an **Objection** with the wording to be finalised by the Clerk in liaison with Members, excluding Cllrs Hall and Masson.

Cllrs Hall and Masson returned to the meeting.

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

Re K/21/25/HH Panorama, Golden Acre – after Committee met on 17 November and agreed an objection, District changed the description of works from construction of a garage to construction of an outbuilding without notifying Council or re-advertising on their planning lists. The objection from this Council had to be reworded to take the change in to account. District was asked to re-advertise the application as construction of an outbuilding on the grounds that the initial description and all supporting plans and papers referred to a garage and this was misleading for this Council, residents and the public, but refused to do this. The application was then approved by District.

In addition, District Compliance has been asked to look into whether the dining deck with associated walkway has been built in accordance with planning permission.

- c) **Arun District Council: Status of Planning Applications** were noted:
Approved: K/19/25/HH 107 Golden Avenue, K/20/25/HH Tumbley, Gorse Avenue,
K/21/25/HH Panorama, Golden Acre, K/14/25/S73 Breakwaters, 33 Golden Avenue and
Appeal Hearing re A/154/24/OUT – Bewley Road Development, Angmering (Allowed)

A new member of the public entered the hall.

07/26 **Kingston Neighbourhood Plan (NP) potential review** – A revised quote from ONH was noted. Concerns as to the timing of a review were discussed. It was agreed that Cllr Andrew would make a start towards updating the NP by identifying broad areas to revise to draw up a document reflecting the views of Council.

08/26 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife – Cllr Masson advised that the Rife is flowing well and Cllr Marr advised that the **Environment Agency (EA)** had cut back vegetation that had been overhanging the path on the west of the Rife. Arising from these reports the Clerk was asked to contact the EA to ask if this Council could be involved in discussions about any work being planned along the west side of the Rife, especially around the Local Wildlife site.

Groyne Remnants: Hazard – District had no plans to do any urgent work to reduce the risk from these old groyne remnants. It was agreed to ask District if they could put up warning signs about the hidden danger and to also ask what the position is if someone is injured and makes a claim against District.

Flagpole Maintenance/Service – It was noted that the flagpole is not usable at the moment because the weight has become detached from the halyard. The Clerk drew attention to 3 quotes received (£428, £450 and £710 – all plus VAT), and then advised that Ferring and Angmering Parish Councils were willing to have their flagpoles serviced on the same day as Kingston and this had led to the Hampshire Flag company quoting for the combined work with the cost for the Kingston flagpole being £310 plus VAT plus parts. It was agreed to accept this quote and the Clerk would progress this.

09/26 **Environment Working Group (EWG):**

Dog signs – It was noted that District has replied that it does not have A4 versions of the sign re keeping dogs under control and cleaning up dog poo, but would keep this in mind when ordering signs in the future. Cllr Masson would meet with the Estates to establish which signs, and how many of them would be required.

The Chairman closed the meeting at 8.40 pm.

Chairman

Date.....