

PLANNING COMMITTEE

Minutes: of the Meeting held on 19 March, 2026 commencing at 7.30 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

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

10/26 **Welcome and Safety Procedures** – The Chairman welcomed everyone to the meeting and explained safety procedures.

11/26 **Apologies** – Cllrs Buckenham and Hall. County Cllr Elkins.

12/26 **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 and Cllr Randall declared membership of West Kingston Residents Association and that he is on the Board of the Association.

13/26 **Public Opportunity** – Three members of the public were present. One raised concerns about planning application K/3/26/PD re the Potato Barn, Kingston Lane (Agenda Item 6a), including concerns for the detrimental affect on the habitat for wildlife, incompatibility with the local character of the rural area, and the lack of facilities for the Fire Service to operate effectively in the case of a fire (an email from the resident setting out their concerns in full had previously been circulated to Members).

The Chairman thanked the residents for attending the meeting and said the concerns raised would be taken into account when the Committee considered K/3/26/PD.

14/26 **Minutes** of the meeting held on the 15 January, 2026 were approved as a correct record and signed by the Chairman. There were no matters arising.

15/26 **Planning:**

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

K/3/26/PD Potato Barn, Kingston Lane - Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 3 No. dwellings..

Objection with the wording to be finalised by the Clerk in liaison with Members. Including

- An ecological report should be required
- A flood risk assessment should be required
- Drainage ditch should be preserved
- It does not provide suitable access to a public highway
- Full consideration should be given as to whether the works are ‘necessary works’ as specified in Class Q(j) (as opposed to more substantial rebuilding)
- The area of the application has been significantly extended outside the curtilage of the barn.
- The incursion of car parking, gardens and hard standing into the open countryside has an urbanising impact on this rural area and will cause an adverse visual impact.
- Fire safety concerns should be addressed

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

K/1/26/HH Panorama, Golden Acre - Proposed roof extension and reorientation of roof position on single storey extension and alterations to fenestration (retrospective).

Comment made to District: No objection providing the case officer is satisfied there is no undue loss of privacy for neighbouring properties

K/2/26/HH Horizons, 71 Coastal Road - Erection of split chestnut post and rail fencing to the southern boundary. **Note** - the application was withdrawn by the applicant

Compliance - District Compliance had been asked to look into whether the dining deck with associated walkway at **Panorama, Golden Acre** has been built in accordance with planning permission. Whilst there is some discrepancy no action will be taken by District.

- c) **Arun District Council: Status of Planning Applications** were noted:
Approved: K/23/25/HH Cloudy Bay, Gorse Avenue
- 16/26 **Kingston Neighbourhood Plan (NP) potential review** – Cllr Andrew advised he hoped to have a report on this prepared by the next meeting.
- 17/26 **East Preston Neighbourhood Plan** – Committee noted that the Reg. 16 consultation is underway and agreed it supported and welcomed the review.
- 18/26 **Biodiversity, Conservation, Green Issues and Coast Protection:**
Ferring Rife – Cllr Marr advised that the Rife is flowing well and Cllr Masson drew attention to the Ferring Wildlife Facebook page. It was agreed that the Clerk and Cllr Masson should try to arrange an informal meeting with the administrator of the page to discuss whether information from the page could be helpful to council in commenting on planning applications or considering ecological proposals along the Kingston side of the Rife. Other members expressed an interest in attending the meeting if possible.
Groyne Remnants: Hazard – A response from District to a request for warning signs about the hidden danger to be put up is awaited. It was agreed to raise concerns about this and the lack of inspection reports and maintenance work by District at the forthcoming meeting with Beccy Cooper MP
Flagpole Maintenance/Service – It was noted that the service has been completed and it is operational again.
- 19/26 **Environment Working Group (EWG):**
Dog signs – It was noted that District does not have sufficient of the signs chosen by the Estates to meet the request for 14. The Clerk would continue corresponding with District to obtain further signs in the chosen design.

The Chairman closed the meeting at 8.09 pm.

Chairman

Date.....