



10 July, 2026

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday, 16 July, 2026** in Our Lady Star of the Sea Hall, Vermont Drive, East Preston that commences at 7.30 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 relating to items on this agenda.
5. **Minutes** - To approve the Minutes of the Meeting held on 21 May, 2026 (circulated) and consider any matters arising.
6. **Planning:**
 - a) **Consideration** of current applications:
K/7/26/HH Seaways 50 Coastal Road - Proposed extensions and remodelling of existing family dwelling house
 - b) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members):
K/9/26/PD Potato Barn Kingston Lane - Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 3 No. dwellings.
Comment to District: **Objection** – Points made include concerns about:
the extended Curtilage, the extensive building work involved, lack of suitable access to a public highway, no planning or highways statement, no indication of where visitors will park, or how delivery vehicles, refuse vehicles or emergency vehicles will turn on site, fire safety, no resilience measures included as part of the build to mitigate flood risk, Flood Risk Assessment (FRA) report provided should be rigorously tested, a Preliminary Ecological Appraisal (PEA) should be required and surveys carried out to prevent harm to endangered and protected species. In addition, the urbanisation of the barn is undesirable for the immediate isolated rural area e.g.
 - visual adverse impact on the character of the surrounding countryside, and
 - damaging to wildlife habitats, andThe site is impractical for residential use e.g.
 - unsuitable access route to cope with the additional traffic movements and need for visiting vehicles to have a turning circle not met,
 - problems for emergency services to attend

- no connection to a mains sewer and no details on this or the management of surface water run-off,
- the potential flood risks to the properties as outlined in the FRA and
- the potential to exacerbate existing local drainage problems, in particular with more pressure on the local drainage system

c) **Arun District Council:**

a) **Status of Planning Applications** - To note the following:

Approved: K/6/26/CLP The Salterns, Coastal Road.

Objection recorded by District to: K/3/26/PD Potato Barn, Kingston Lane

b) **Local Cycling and Walking Infrastructure Plan (LCWIP) Phase 2** – Consultation is open and ends on 9 August (<https://www.arun.gov.uk/transport-planning-policy>). To consider comment on the LCWIP, including the proposal for an inspirational local cycle path, along the greenswards.

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

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

Wildlife - Clerk and Cllr Masson to report on a meeting with James King (www.ferringrifewildlife.co.uk) on 28 May, 2026, including his report on wildlife for Council's objection to K/9/26/PD.

Groyne Remnants: Hazard - Clerk to report.

Tree washed up on the beach - Clerk to report

8. **Environment Working Group (EWG)**

Dog Signs – Clerk to report

KINGSTON PARISH COUNCIL

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