

PLANNING COMMITTEE

Minutes: of the Meeting held on 16 July, 2026 commencing at 7.30 pm in Our Lady Star of the Sea Hall, Vermont Drive, East Preston.

Present: Councillors Randall (Vice-Chairman in the Chair), Buckenham, Masson and Wetherell. Val Knight (Clerk).

31/26 **Welcome and Safety Procedures** – The Chairman welcomed everyone to the meeting and explained safety procedures.

32/26 **Apologies** – Cllrs Andrew and Marr.

33/26 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllr 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.

34/26 **Public Opportunity** – No Members of the public were present, but PCSO Raj Raju was invited to give his policing report at this time so that he could return to his duties in good time. Raj advised that Kingston continued to have a low crime rate and 5 incidents were recorded over the last month (including 2 for anti-social behaviour). A Member said they were aware of a robbery taking place over the last month and Raj advised that incidents should be reported to keep police stats informed. Cllr Masson raised concerns about cyclists wearing balaclavas riding around the estate roads and was advised that this is not a crime.

35/26 **Minutes** of the meeting held on the 21 May, 2026 were approved as a correct record and signed by the Chairman. There were no matters arising.

36/26 **Planning:**

- a) **Consideration** of making comment on current applications
- b) **K/7/26/HH Seaways** 50 Coastal Road - Proposed extensions and remodelling of existing family dwelling house – **No objection**
- c) **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.
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

d) **Arun District Council:**

i) **Status of Planning Applications**, were noted:

Planning Permission not required: K/6/26/CLP re The Salterns, 8 Coastal Road

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

No objection by District to: K/9/26/PD Potato Barn Kingston Lane

ii) **Local Cycling and Walking Infrastructure Plan (LCWIP)** Phase 2 – Consultation ending on 9 August (<https://www.arun.gov.uk/transport-planning-policy>) was noted. It was agreed to object to both cycling routes passing through Kingston. Clerk to prepare submission in liaison with Members of Council. It was agreed that all members should consider making their own personal response to the consultation.

37/26 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife – Cllr Masson said: youths on cycles had been riding up and down the Rife footpaths, but had no further information; there had also been reports of complaints by the public that the Rife banks were overgrown, and they had been advised to contact the Environment Agency.

Wildlife – The report of the Clerk and Cllr Masson 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 was noted.

Groyne Remnants: Hazard – A reply from District is awaited. It was noted that Beccy Cooper MP is seeking a meeting with District to discuss sea defences.

Tree washed up on the beach – District will clear the tree but are having problems gaining Access. The Clerk to go back to District to advise the best access route would be through the gate along Gorse Avenue close to the Parish Noticeboard.

38/26 **Environment Working Group (EWG):**

Dog Signs – A response on a template for the sign is still awaited.

The Chairman closed the meeting at 8.09 pm.

Chairman

Date.....