13 November, 2026

Dear Councillors

PLANNING COMMITTEE

You are summonsed to attend a meeting of the Planning Committee on **Thursday, 19 November, 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 17 September, 2026 (circulated) and consider any matters arising.
6. **Planning:**
   a) **Consideration** of current applications:
   K/24/26/PL Land East of Kingston Land - Erection of a stable building (Part Retrospective). This application is in CIL Zone 5 (Zero Rated) as other development.
   b) **Actions** by the Clerk between meetings under delegated powers (in liaison with Members) - to note:
   K/20/26/HH Panorama, Golden Acre - Construction of an outbuilding (garage). Comment submitted: **No Objection** Bearing in mind the previous approved application K/21/25/HH for a detached outbuilding, Council has no objection to this application providing there is a condition imposed to ensure the building remains ancillary to the main dwelling.
   K/25/26/DOC Land north-east of Kingston Lane - Approval of details reserved by condition imposed under K/46/23/PL relating to conditions 13-Construction and Environmental Management Plan. Comment submitted:
   Objection to the Construction Management Plan as submitted by applicant
   K/26/26/HH Blue Skies, 17 Coastal Road - Two storey side extension with side dormer and front rooflights. **Comment** submitted will be reported on at the meeting.
   c) **Arun District Council:**
      i. **Local Cycling and Walking Infrastructure Plan** (LCWIP) Phase 2 – To note a response has been submitted to the further consultation on the proposals for cycle routes passing through Kingston and Ferring.

ii. **Status of Planning Applications -** To note the following:
Withdrawn: K/7/26/HH Seaways, 50 Coastal Road
Approved: K/20/26/HH Panorama, Golden Acre, K/16/26/HH 46 Golden Avenue

7. **Biodiversity, Conservation, Green Issues and Coast Protection** including:
Ferring Rife - To receive a report on its condition if available.

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

a) **Dog Signs –** To consider quotes received and whether the agreed budget for 12 signs should increase from £150 to £200 to be met from the Environmental Improvement budget.

b) **To consider the following recommendations from the meeting of the EWG held on 28 October, 2026 (circulated to members):**

i. **Kingston Park Estate (KPE)**- Council to consider writing to the Directors of KPE Ltd to request their consideration/response to the following issues:
- Fire Risk in an increasingly warming climate; identify where and when grass cutting takes place, identify suitable safe access points and identify positions of fire hydrants available for use by the Fire Service
- Culvert as it passes from Peak Lane under Coastal Road towards the sea; What is the latest information on repairs to the pipe?
- SNCI status (now known as Local Wildlife Site (LWS); Is it the intention of KPE to try to re-establish this and what are the barriers to them doing so? Do the Directors have any plans to try to encourage wildlife in the park (bird boxes etc) and biodiversity?

ii. **Pond in Peak Lane** - The EWG proposes that Council arranges to draw up a formal proposal for the pond's rehabilitation and establishes the costs and benefits of such for future consideration by Council. (Note the pond is in private ownership and the owner has Riparian responsibilities for it, but has expressed a wish to work with the Council on this). The hope is for the pond to be used by the Fire Service to draw water from in the future as there is no nearby Fire Hydrant for this section of Peak Lane.

iii. **Sea Defences** – Since independent surveys of the groynes along Kingston Gorse were commissioned from J T Mackley & Co by the Kingston Gorse Estate in 2009 and 2011, no other independent surveys of the sea defences have been carried out. The last annual report received from Arun District Council (the responsible authority) was in 2023. The EWG propose that to get an accurate up to date picture, Council obtains a new independent survey. In addition, Council is asked to follow up with Beccy Cooper MP and/or Arun to obtain at least a timeline of when we might expect an answer, if not an answer itself.