

**KINGSTON PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes:** of the Meeting held on 19 July, 2018 at 7pm in in Our Lady Star of the Sea Hall

**Present:** Councillors Masson (Chairman), Jolly, Kenning, Walker and Wetherell.  
District Cllr Bower. County Cllr Elkins.

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32/18 **Apologies** – Cllrs Hodge and Joyce.

33/18 **Declaration of Interests** - Further to declarations held in the Register of Members Interests and Dispensations granted by Council, in the interest of openness, Cllrs Kenning, Masson and Walker declared membership of Kingston Gorse Estate and Cllr and Jolly declared membership of West Kingston Residents Association. Cllr Masson declared an interest in Planning Application K/23/18/PL (related to applicant).

34/18 **Public Opportunity:** One member of the public and two East Preston Parish Councillors were present but no questions were raised.

35/18 **Minutes** of the meeting held on the 17 May, 2018 were approved as a correct record. There were no matters arising.

36/18 **Planning Applications:** The following comments were agreed:

**K/18/18/PL** Kingston Manor, Kingston Lane - Extension of existing gate walls to include an additional pier & flint work on both sides of the gate entrance in place of the existing wooden panel fencing. This application affects the setting of a Listed Building.

**No objection** subject to the Arun Conservation Officer having no objection.

*Cllr Masson declared an interest in K/23/18/PL (related to applicant) and left the meeting whilst it was under discussion with Cllr Kenning chairing the meeting for this item:*

**K/23/18/PL** Little Deerswood, Gorse Avenue - Demolition & erection of 1 No. dwelling with swimming pool. **OBJECTION** for the following reasons:

- The proposed development is out of scale to the existing dwelling and by reason of its increase in scale, width, height, bulk and design will constitute overdevelopment of the site. This includes a rise in roof height and shape to create a 3-storey dwelling. This is contrary to the Kingston Neighbourhood Plan policy KNP7 re Design and Development.
- The proposed development will overly dominate the street scene of Gorse Avenue and this will adversely affect the character and visual amenity of the area.
- The site backs onto the greensward running along the edge of the beach, which is a popular coastal footpath and leisure route for residents and visitors. This effectively means the property has a 'frontage' to both north and south. The proposed dwelling when viewed from the greensward is considerably forward of the building line of the neighbouring property to the west.
- For the reasons given above, the proposed development will be overbearing on the neighbouring property.
- The proposal is intrusive to the privacy of neighbouring properties. Council is particularly concerned that there are overlooking windows and balconies and potential access onto flat roof spaces.

*Cllr Masson returned to the meeting and assumed the Chair.*

**K/20/18/HH and K/21/18/L** Kingston Manor Kingston Lane - Demolition of existing single garage & erection of a five bay car barn (application and Listed Building consent)

As the plans had not yet been circulated to Members, it was agreed to delegate comment on this application to the Clerk in liaison with Members. *(Clerk's note: Comment subsequently submitted to Arun: **No objection** subject to the Arun Conservation Officer having no objection)*

37/18 **Arun District Council:**

- a) **Local Plan** – It was noted that the Arun Local Plan had been adopted on 18 July 2018. Consultation on a formula for the Non-Strategic Sites Development Plan Document was expected and it was agreed to delegate comment to the Clerk in liaison with Members.

- b) **Cessation of Paper Plans** – It was agreed to delegate to the Clerk a response to District on how Council would be affected by this change if it is introduced.
- c) **Development Control Committee** – The following decisions were noted:
  - K/5/18/PL** The Poynings, Middleway - Approved
  - K/7/18/PL** Land East of Kingston House, Kingston Lane – Approved
  - K/10/18/HH** La Casa, 57 Coastal Road – Approved
  - K/15/18/CLE** Land East of Kingston House, Kingston Lane – Awaited
  - FG/105/18/PL** ASDA (resubmission of FG/206/17/PL) – Awaited

Arising from this it was agreed that the Clerk would submit an objection to FG/105/18/PL based on Council’s objection to FG/206/17/PL (*Clerk’s note: the following comment was subsequently submitted: Council strongly objects to this second application and fully supports the objections made by Ferring Parish Council and Ferring Conservation Group. The proposal will be extremely detrimental to our residents due to light and noise pollution as well as the adverse impact it will have on the setting of the SDNP. It will also be extremely detrimental to the A259 traffic flow and safety.*)

38/18 **Biodiversity, Conservation, Green Issues and Coast Protection:**

**Ferring Rife** (condition) – Deferred as Cllr Joyce was not available to report.

**Sea Defence Report** – The latest Report from District was noted. The Clerk to ask for Council to be informed of when the works will be carried out (some Members might attend to see the works being carried out as identified in the report).

**Footpath 2114/1** – The Clerk to report to County that horses are being ridden at speed along the footpath creating a hazard to the public as well as contravening the footpath restrictions. The broken stile is contributing to the problem.

The Chairman closed the meeting.

Chairman .....

Date.....