

**KINGSTON PARISH COUNCIL  
PLANNING COMMITTEE**

**Minutes:** of the Meeting held on 17 May, 2018 at 7pm in in Our Lady Star of the Sea Hall

**Present:** Councillors Masson (Chairman), Hodge, Jolly and Walker.

District Cllrs Bower and Chapman. County Cllr Elkins.

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23/18 **Apologies** – Cllrs Joyce, Kenning and Wetherell.

24/18 **Election of Chairman** – Cllr Masson was elected to serve for the ensuing year.

25/18 **Election of Vice-Chairman** – Cllr Kenning was elected to serve for the ensuing year.

26/18 **Declaration of Interests** - Further to declarations held in the Register of Members Interests and Dispensations granted by Council, in the interest of openness, Cllrs Masson and Walker declared membership of Kingston Gorse Estate and Cllrs Hodge and Jolly declared membership of West Kingston Residents Association.

27/18 **Public Opportunity:** One member of the public was present but no questions were raised.

28/18 **Minutes** of the meeting held on the 12 April, 2018 were approved as a correct record.

29/18 **Planning Applications:** The following comments were agreed:

**K/15/18/CLE** Land East of Kingston House, Kingston Lane - Lawful development certificate for the existing siting of 2 No. domestic sheds, 1 No. wooden building & area of hardstanding. **Council agreed to delegate comment** to the Clerk to be finalised in liaison with Members once the outcome of K/7/18/PL became clear.

*(Clerk's note: the following comment was subsequently submitted: Council objects to the Certificate of Lawfulness being granted for the 2 No. 'Domestic sheds' included in this application for the following reasons: Council is not convinced that these particular sheds have been on site for 4 years – even more so if you take in to account the extended (and extended again) delay in the owner submitting this CLE and work to the date the owner was first notified of concerns that they were in breach of planning regulations. Council is very concerned that these extensive delays by the owner are prejudicing the way this application may be considered. (inserted here history of correspondence from/to Arun DC). Furthermore, it is important that any elements of this CLE which are allowed should be clearly restricted to be retained in connection to the grazing of horses only. In the same way that planning permission for application K/7/18/PL relating to this site (including horse shelters and other sheds) has conditions applied.)*

**K/10/18/HH** La Casa, 57 Coastal Road - Two storey rear extension, recessed second floor extension, landscape works & retention of two storey containers & hoarding.

Committee noted the wording of the **objection**, submitted as agreed under Minute 20/18:

1. The proposed development 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 with a 2-storey extension to the rear.
2. The proposed development will overly dominate the street scene of Coastal Road and this will adversely affect the character and visual amenity of the area.
3. 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 2-storey extension to the south of the property when viewed from the greensward is forward of the building line of neighbouring properties and so will also overly dominate views from the greensward.
4. For the reasons given in point 1, the proposed development will be overbearing on neighbouring properties.
5. There will be a loss of privacy for neighbours, all windows or glass to the east and west elevations above ground floor level should be opaque to prevent overlooking, and windows should be non-opening. Balconies should have privacy screens fitted to the east and west. There should be a condition that there is no access onto any of the flat roof spaces (except for maintenance).

6. There will be a severe loss of light to the neighbouring property to the east.
7. The property will now have 7 bedrooms and Council considers there is insufficient off-street parking provided for the potential number of occupants (14 adults). There is no on-street parking available nearby due to Coastal Road being a private road. Given the proximity of the proposed development to the roundabout at the junction of Golden Avenue/Coastal Road/Golden Acre (where four sections of road meet) it will be hazardous if vehicles are having to reverse on or off the driveway: both for those reversing and those using the roundabout or travelling along Coastal Road. Therefore, there should also be space allocated for vehicles to turn around on site.
8. The two 2-storey containers in the front garden of the property are extremely damaging to the visual amenity of the street scene and should be removed. Any replacement containers should be single storey and only on site for a clearly restricted time period (e.g. 6 months).
9. Council understands that this is a proposal for a residential development and not a commercial development. However, Council has noted the concerns of residents that the proposed accommodation could be used for commercial purposes such as weekend/holiday lets. Is there a condition that can address this concern?

It was agreed the Clerk would ask District Cllr Chapman if he would request this be referred to the Arun Development Control Committee for a decision.

- 30/18 **Arun District Council Development Control (DC)** – The following decisions were noted:  
**FG/206/17/PL** ASDA, A259 – Refused  
**K/5/18/PL** The Poynings, Middleway - Decision awaited  
**K/7/18/PL** Land East of Kingston House, Kingston Lane – Decision awaited  
**K/10/18/HH** La Casa, 57 Coastal Road - Decision awaited
- 31/18 **Biodiversity, Conservation, Green Issues and Coast Protection:**  
**Ferring Rife** (condition) – Deferred as Cllr Joyce was not available to report.

The Chairman closed the meeting.

Chairman .....

Date.....