

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 18 February, 2019 at 7pm in the Meeting Room, East Preston Parish Council Office, 122 Sea Road, East Preston.

Present: Councillors Masson, Jolly, Joyce, Kenning, Walker and Wetherell.

8/19 **Apologies** – Cllr Hodge.

9/19 **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 Jolly declared membership of West Kingston Residents Association. Cllr Masson declared an interest in Agenda Item 5 re planning application K/7/19/PL (family connection to applicant).

10/19 **Public Opportunity:** One member of the public was present and expressed concerns about planning application K/7/19/PL.

11/19 **Minutes** of the meeting held on the 17 January, 2019 were approved as a correct record. No matters arising were raised.

12/19 **Planning Applications (current):** The following comments were agreed:

K/3/19/HH Fynings, Middle Way - revised finishes to first floor elevations & new southern boundary wall & gates **No Objection**

Cllr Masson declared an interest in planning application K/7/19/PL and left the meeting. Cllr Kenning (Vice-Chairman) assumed the Chair.

K/7/19/PL Little Deerswood, Gorse Avenue - demolition of existing dwelling and erection of one new dwelling - Resubmission of K/23/18/PL

OBJECTION: Council strongly objects 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. The roof height is higher than the neighbouring property to the west. 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 in point 1 - 4, the proposed development will be overbearing on the neighbouring property.
- The proposal is intrusive to the privacy of neighbouring properties. Council is concerned that there are overlooking windows and balconies and potential access onto flat roof spaces. Council is also concerned that the ground floor level (including the pool and immediate outside area) are raised up above the garden level so that views across other properties/gardens are greater than can be expected from garden level.
- This is a large 5 bedroom property with only two car parking spaces (both within a garage). Council is concerned that this is inadequate for residents of the proposed dwelling and also does not take in to account visitor parking. There is no on-street parking allowed in the vicinity. Parking outside of the garage is likely to overhang the crossover and parking on the crossover is not considered within the curtilage of the property
- A pool house is shown on the plans but there are no dimensions or design shown or an explanation re usage.

Cllr Masson returned to the meeting and assumed the Chair.

K/40/18/PL Spring Tide, Gorse Avenue - Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/11/16/PL). Revised Plans.

OBJECTION: Council does not consider that the plan amendments mitigate its previous objections (previous objection reiterated)

FG/228/18/PL Yeomans Worthing - Additional Office space & supporting facilities
(amendment to FG/39/18).

OBJECTION - the objections made by Ferring Parish Council and Ferring Conservation Group are fully supported. Council is particularly concerned about the adverse impact on the local infrastructure.

13/19 **Arun District Council**

Local Plan – Cllr Wetherell reported on the meeting held by Arun on 30 January, 2019. Arun outlined a timetable for the Non-Strategic Sites Development Plan Document. Potential sites from the HELAA were being assessed and this would be consulted on at the end of the year with a view to adoption in 2020. A ‘Parish Capacity’ pro-forma for Kingston had been prepared by District and amendments and comments on this had been submitted to Arun by the Clerk in consultation with all Members (*Note: this included re-iterating previous concerns about HELAA sites*).

Neighbourhood Plan (NP) Review - Cllr Wetherell advised that the NP is scheduled for review and he was working on a ‘refresh’ – revising references to the Local Plan and the NPPF for instance - which would need to come back to Council for approval. Advice from Arun was to wait until more is known about the Non-Strategic Sites Development Plan Document to see if any policies would have to be revised to reflect this, as material changes would likely require a parish referendum. Cllr Wetherell would report on this as the DPD progresses.

Development Control Committee – The following status of applications was noted:

Approved: K/29/18/HH 58 Golden Avenue, **Refused:** FG/159/18/PL Bluebird Café.

Undecided: K/41/18/HH Coastal House, 45 Coastal Road and K/40/18/PL Spring Tide, Gorse Avenue.

14/19 **Other Matters**

Fly Tipping – There had been a new incident. A large amount of rubbish had been fly-tipped along Kingston Lane near to Kingston Manor. Rubbish along the verge had been removed by Arun District Council and the Clerk had advised the landowner of the problem so that the remainder would be cleared.

Kingston Lane – The Clerk to report again the large pothole south of Pond Corner. Cllr Walker would report the broken ditch marker bollards south of the junction with Elm Avenue at the next meeting of the JEAAC Highways sub-committee. It was noted that anyone can report highways problems direct via the lovewestsussex webpage/app (the quickest way to report potholes etc). If ramblers were causing a problem along Kingston Lane the Clerk asked for photos so that this could be reported on to local rambler groups.

Dog Fouling – Cllr Masson would email Members about current problems. The Clerk advised that overflowing litter and dog bins can be reported directly to Arun from the Clean Streets webpage <https://www.arun.gov.uk/clean-streets> .

The Chairman closed the meeting.

Chairman

Date.....