

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 16 May, 2019 at 7pm in in Our Lady Star of the Sea Hall.

Present: Councillors Masson (Chairman), Buckenham, Jolly, Joyce, Kenning, Walker and Wetherell.

24/19 **Apologies** – All Members were present.

25/19 **Election of Chairman** – Cllr Masson was elected to serve for the ensuing year.

26/19 **Election of Vice-Chairman** – Cllr Kenning was elected to serve for the ensuing year.

27/19 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, 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.

28/19 **Public Opportunity:** One member of the public was present but no questions were raised.

29/19 **Minutes** of the meeting held on the 21 March, 2019 were approved as a correct record. There were no matters arising.

30/19 **Planning Applications (current):** The following comments were agreed:

K/9/19/HH Kingston Corner, Brookside Road - Replacement of existing studio building, adjacent to house, with new studio building, to be used as extension to house. This application may affect the setting of a listed building.

Objection – Strongly objects for the following reason:

- It is an overdevelopment of the site
- It is visually out of character and out of scale to the existing dwelling with materials that do not match the existing dwelling
- It is detrimental to the amenity of the street scene and the character of the area
- It is too close to the boundary with the neighbouring property (a Listed Building)
- It will be overbearing and intrusive to the neighbouring property
- It will adversely affect the setting of a Listed Building given its size, position, design and unsympathetic use of materials.
- The application refers to replacing an existing garden studio: this is a modest single storey, flat roofed building of flint designed to integrate with the flint wall that runs alongside it, that is referred to in earlier planning applications for Kingston Corner as a garden store. The proposed replacement building uses materials that are unsympathetic to the existing, and is a significant increase in size both in height and mass (its footprint appears to be well over three times the size and it has the addition of a mezzanine level with pitched roof).
- Given its distance from the existing dwelling, its large size and height, position forward of the existing dwelling, and that the materials and design do not match the existing dwelling, this cannot be viewed as subsidiary to the existing dwelling. It is not an annex; instead it is creating a substantial, large self-contained building with a design that is not in keeping with its surroundings.
- Council considers that this application is in breach of the NPPF, Arun Local Plan HER DM1, D DM1, D SP1 and LAN DM1, Kingston Parish Neighbourhood Plan policies KPNP 7 1 (i), (iii), (iv) and (v), KPNP 7 2 (iii), KPNP 7 3 and the Kingston Parish Design Statement.
- **K/12/19/HH** South Shore House, 29 Coastal Road - Two storey side extension
No objection

31/19 **Arun District Council**

- a) **Local Plan** – Non-Strategic Sites Development Plan Document: the next meeting for parishes being held by District on 28 May 2019.
- b) **Conservation Areas** – Cllr Walker to arrange a meeting with the Arun Conservation Officer.

- c) **Development Control Committee** – Decisions on applications were noted:
Approved: K/41/18/HH Coastal House, 45 Coastal Road, FG/228/18/PL Yeomans Worthing and K/8/19/HH Gavea, Golden Acre
Undecided: K/7/19/PL Little Deerswood, Gorse Avenue

32/19 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife (condition) – Arising from the report of Cllr Joyce were:

- The Environment Agency (EA) would cut the east bank of the Rife in July and the west bank in October.
- The Clerk to ask the EA when the cameras monitoring the sluice gates and the sluice gates are checked/maintained.

Sea Defences - Clerk to ask District for a site meeting when the next inspection is carried out.

33/19 **Other Matters** - It was noted that the field to the south of Newcote Farm is up for sale.

The Chairman closed the meeting.

Chairman

Date.....