

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 9 July, 2019 at 7pm in in Our Lady Star of the Sea Hall.
Present: Councillors Masson (Chairman), Buckenham, Jolly, Joyce, Kenning, Walker and Wetherell.

34/19 **Apologies** – All Members were present.

35/19 **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. Cllr Masson declared an interest in planning application K/7/19/PL (related to applicant).

36/19 **Public Opportunity:** One member of the public was present and spoke about objections to planning application K/7/19/PL.

37/19 **Minutes** of the meeting held on the 16 May, 2019 were approved as a correct record. There were no matters arising.

38/19 **Planning Applications (current):** The following comments were agreed:

Cllr Masson declared her interest and left the meeting whilst K7/19/PL was being considered and 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 - Revised plans.

OBJECTION – The amended plans do not materially affect Council’s previous objection which is repeated below with minor amendments:

- 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 and the building (garage) is further forward than the existing and neighbouring garage.
- 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 the points above 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.
- This is a large 5 bedroom property and Council is concerned that the parking provision is inadequate for residents of the proposed dwelling and visitor parking. There is no on-street parking allowed in the vicinity. There is no measurement of the section of driveway in front of the garage and within the curtilage of the property. Council considers that parking outside of the garage will overhang the crossover which is not within the curtilage of the property and this is not acceptable as it will affect road safety and the character of the street scene.
- For all of the reason above the proposal is contrary to the Kingston Neighbourhood Plan policy KNP7 re Design and Development.

Cllr Masson returned to the meeting and assumed the Chair.

K/14/19/HH Broadbeach 39 Coastal Road - Demolition of the roof-top water tank and the construction of a new second floor bedroom with balcony and glazed balustrade to the first floor balcony.

No Objection provided that appropriate privacy screening to balconies and opaque glass to windows are used to prevent overlooking of neighbouring properties, and that there should be no access on to roof spaces except for maintenance

K/15/19/HH Peterley, 45 Coastal Road - Removal of front bay and minor changes to fenestration, minor changes to fenestration on East and West elevations, extension of first floor balcony. Provision of second floor balcony with extension to second floor and alterations to elevation and fenestration

Comment was delegated to the Clerk in liaison with members to allow more time to study the plans

Note: subsequently the following comment was made:

No Objection provided that appropriate privacy screening to balconies and opaque glass to windows are used to prevent overlooking of neighbouring properties, and that there should be no access on to roof spaces except for maintenance

39/19 Arun District Council

- a) **Local Plan** – Non-Strategic Sites Development Plan Document: the next meeting for parishes has been postponed until the Autumn. A meeting with the Arun Planning Policy Team Leader had been requested by the Chairman and Vice-Chairman of Council but the response had been to delay this in line with the delay to the next meeting for all parishes. It was felt a meeting should be arranged sooner if possible.
- b) **Conservation Areas** – Cllr Walker to meet with the Arun Conservation Officer on 15 July.
- c) **Boundary Review Request** – Deferred to next meeting of Full Council.
- d) **Development Control Committee** – Decisions on applications were noted:
Approved: K/12/19/HH South Shore House, 29 Coastal Road
Undecided: K/9/19/HH Kingston Corner, Brookside Road

40/19 Biodiversity, Conservation, Green Issues and Coast Protection:

Ferring Rife (condition) – Arising from the report of Cllr Joyce, the Clerk to report concerns that weeds had built up in the Rife to the Environment Agency.

Footpath 2114 - Clerk to report to County that the footpath is impassable near the Ferring Country Centre.

Bathing Water Quality – Arising from the recent press reports about Southern Water's failings in dealing with sewage, it was agreed to find out if the water quality along Kingston beach could be tested. A resident present at the meeting offered to arrange for some testing to be carried out and the offer was accepted with thanks.

- 41/19 **Lost Chapel Commemorative Seating Stone** – The progress report from the Clerk and Cllr Masson was noted, including the proposal from District that a letter as a form of agreement to the site for the seating stone be prepared. Arising from the report it was agreed a concrete base would be required and Cllrs Wetherell and Joyce offered to contact local landowners to see if they would help unload the stone from the delivery vehicle and place it in situ. Cllr Masson circulated some proposed wording for the plaque for comment.

- 42/19 **Other Matters** – The Clerk to send information to Members on the planning process for telecommunication masts. Cllr Walker advised that the EAPG (Eastern Arun Parishes Group) would raise with JEAAC the lack of adequate infrastructure for planned new housing.

The Chairman closed the meeting.

Chairman

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