

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on 18 July, 2019 at 7pm in in Our Lady Star of the Sea Hall.

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

43/19 **Apologies** – Cllr Kenning.

44/19 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Masson and Walker declared membership of Kingston Gorse Estate and Cllr Jolly declared membership of West Kingston Residents Association.

45/19 **Public Opportunity:** Three members of the public were present and spoke about objections to planning application K/19/19/HH, including concerns about privacy (overlooking) and loss of light to a neighbouring property. The Chairman said that these comments would be taken in to account when Committee considers the application later on in the agenda.

46/19 **Minutes** of the meeting held on the 9 July, 2019 were approved as a correct record. There were no matters arising.

47/19 **Planning Applications (current):** The following comments were agreed:

K/19/19/HH Little Tangley, Middle Way - Two storey rear extension with a small canopy projecting the footprint to the front. Demolition of existing living room and additional first floor for habitable use with alterations to fenestration

Comment was delegated to the Clerk in liaison with members to allow the opportunity to carry out a site inspection and give full consideration to the concerns raised by residents. *Clerk's Note: subsequently the following comment was made: **Objection** Council considers this will be intrusive to both neighbouring properties and a breach of privacy to both neighbouring properties. In addition, it will result in overshadowing of the neighbouring property to the west.*

K/20/19/HH 58 Golden Avenue - Single storey front extensions (garage and porch) and conversion of garage into habitable space.

No Objection

K/16/19/PL The New Stables, Kingston Lane - Proposed single four bed dwelling.

Objection: Council strongly objects to this application for the following reasons:

1. The site is within an area designated as countryside and outside the Built-up area Boundary. The development would be detrimental to the rural character of the area both visually and to local fauna and flora. Development on this site is in conflict with:
 - a. NPPF: paras 137 & 145;
 - b. Arun Local Plan: SD SP2 & C SP1;
 - c. Kingston Parish Neighbourhood Plan policy KPNP 6(iii) and policy KPNP 2.
2. The proposed development is on prime Grade 1 agricultural land. Agricultural use was confirmed in the decision made on 12 October 2018 re planning application K/24/18/PL which said "The buildings and hardstanding hereby permitted shall be used solely in connection with the use of the land for agriculture (currently the grazing of horses) and for no other purpose whatsoever. Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies EQU DM1, C SP1 of the Arun District Local Plan". The proposed development is in conflict with:
 - a. NPPF: paras 117, 118(b)&(c), 170;
 - b. Arun Local Plan policies: SO DM1, H DM4, H SP5;
 - c. Kingston Parish Neighbourhood Plan policy KPNP 6(vii) and policy KPNP6 (A).
3. It is an infringement of the Gap Between Settlements (East Preston to Ferring). The proposed development would compromise the integrity of the Gap. The loss of the Gap would threaten not only the separation and setting of the settlements of Kingston, East Preston and Ferring but also the overall character of the wider area. There are no compelling circumstances for this development and it has not been demonstrated that it cannot be located elsewhere. It is important to resist creeping coalescence between local communities as the cumulative effects of such developments adversely affect and diminish the local environment for all. This is in conflict with:

- a. NPPF: paras 118 b&c, 133, 134, 136,137, 143-145; b. Arun Local Plan policies: SO DM1, C SP1, GI SP1, SD SP3, ENV SP1, LAN DM1, QE DM1(2c), QE DM2;
 - c. Kingston Parish Neighbourhood Plan policy KPNP 6(iv) and policy KPNP 3.
4. The site is situated within an area prone to flooding from the land as denoted in the Arun Strategic Flood Risk area reported by the Capita Symonds (2008) and JBA Consulting report v.2 (2016) (SFRA Box 4 – L). This is in conflict with:
- a. NPPF: paras 155 – 163; b. Arun Local Plan policies: W SP1, W DM2 & 3
 - c. Kingston Parish Neighbourhood Plan policy 6(vi) and policy KPNP 5.
5. There is no immediate suitable access to a public highway. The proposed access to the site is via a private unmade track.

48/19 **Arun District Council**

- a) **Local Plan** – Further information from District on a meeting date on the Non-Strategic Sites Development Plan Document is awaited. It was agreed to delegate responses to consultations on: Arun Gypsy and Traveller: Issues and Options, Standards for public open space, Standards for parking, and a Design Guide SPD to the Clerk in liaison with Cllr Wetherell (if any response deemed necessary).
- b) **Conservation Areas** – Cllr Walker had met with the Arun Conservation Officer on 15 July and he had suggested a potential area for Council to consider taking forward. It was agreed to set up a Working Group consisting of all Members of Council to assess this further (including talking with residents) with a view to drawing up a submission document.
- c) **Development Control Committee** – Committee noted that the following applications are still **Undecided**: K/7/19/PL Little Deerswood, Gorse Avenue, K/9/19/HH Kingston Corner, Brookside Road, K/14/19/HH Broadbeach 39 Coastal Road and K/15/19/HH Peterley, 45 Coastal Road

49/19 **Biodiversity, Conservation, Green Issues and Coast Protection:**

Ferring Rife (condition) – Cllr Joyce advised there had been no change since his report at the last meeting.

50/19 **Other Matters** – No further matters were raised.

The Chairman closed the meeting.

Chairman

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