

**KINGSTON PARISH COUNCIL
PLANNING COMMITTEE**

Minutes: of the Meeting held on **16 January, 2020** at 7pm in Our Lady Star of the Sea Hall.

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

01/20 **Apologies** – None.

02/20 **Declaration of Interests** - Further to declarations held in the Register of Members Interests, in the interest of openness, Cllrs Kenning 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/32/19/PL (related to applicant).

03/20 **Public Opportunity:** No members of the public were present.

04/20 **Minutes** of the meeting held on the 11 November, 2019 were approved as a correct record. There were no matters arising.

05/20 **Planning Applications:**

Cllr Masson declared an interest in K/32/19/L and left the meeting. Cllr Kenning (Vice-Chairman) assumed the Chair. The following comment was then agreed:

K/32/19/PL Little Deerswood, Gorse Avenue - Demolition of existing dwelling and erection of 1 x three storey dwelling with swimming pool and associated amenity space and parking

OBJECTION: Council fully supports Arun District Council's refusal of the previous application on this site (K/7/19). Council does not consider that the plans for K/32/19 are significantly changed from that application, and therefore, has the following objections:

1. 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.
2. 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.
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 dwelling when viewed from the greensward is considerably forward of the building line of the neighbouring property to the west.
4. For the reasons given in points 1 - 3, the proposed development will be overbearing on the neighbouring property.
5. 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.
6. 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.
7. 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 continued as Chairman. The following comment was then agreed:

K/34/19/HH Manderley, 65 Coastal Road - Single storey front extension including demolition of existing garage. **No Objection**

Comments between meetings – It was noted that **no objection** was made to the following application: **K/31/19/CLP 86 Golden Avenue** - Application for Certificate of Lawfulness for a Proposed Use - Single storey rear extension & single storey side.

06/20 Arun District Council

- a) **Local Plan** – No new matters to report. Arising from this, committee agreed that on the advice of the Arun District Council Senior Planning Officer, this Council’s review of the Kingston Parish Neighbourhood Plan would be put on hold until the Non-Strategic Sites Development Plan Document (DPD) is fully finalised and adopted by Arun.
- b) **Consultation:** on the Arun District Design Guide Supplementary Planning Document (SPD) – Committee welcomed the new guidelines and Cllr Wetherell was asked to respond to the consultation on behalf of Council.
- c) **Sustainability Assessment** – The Clerk to obtain 3 quotes and establish a turnaround time for a report to be produced once commissioned.
- d) **Conservation Areas** – Cllr Walker confirmed that a submission prepared by Cllr Wetherell had been made to District to see if areas in Kingston meet the criteria for becoming Conservation Areas.
- e) **Development Control Committee** – Committee noted the status of these applications:
Approved: K/23/19/HH Luna View, Gorse Avenue and K/26/19/HH 105 Golden Avenue
No Planning Permission required: K/31/19/CLP 86 Golden Avenue

07/20 Biodiversity, Conservation, Green Issues and Coast Protection:

Ferring Rife (condition) – Cllr Joyce reported that despite the very wet weather and high water levels in the Rife and associated ditches, there were no problems and the water is flowing well.

08/20 Other Matters – Committee noted that application K/19/19/HH had gone to Appeal.

The Chairman closed the meeting at 7.35pm.

Chairman

Date.....