



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 11th March 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman, Kit Bradshaw, Glyn Mathias (Chairman), Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Sioned Vos, East Preston & Kingston Preservation Society

ABSENT: Councillors Elizabeth Linton and David Moore

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
APC – Angmering Parish Council
FPC – Ferring Parish Council;
RPC – Rustington Parish Council;
WSCC – West Sussex County Council.

AoSERA – Angmering-on-Sea Estate Residents' Association;
EPKPS – East Preston and Kingston Preservation Society;
KPC – Kingston Parish Council;
WRA – Willowhayne Residents' Association;

The meeting opened at 18:00.

195/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllrs Linton (unavailable) and Moore (away).

196/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

197/24 PUBLIC SESSION

No members of the public were present.

198/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 14th March 2024

EP/5/24/HH Extension above existing garage, replacement of 2 no pitched roofs to flat on 2 no. existing dormers, removal of 2x chimney stacks and alterations to fenestration
40 Angmering Lane, East Preston, BN16 2TA

Mrs Vos advised the Preservation Society would not be objecting to this Application.

There was some regret expressed at the choice of materials for the proposed works, which would result in another monochrome property, far removed from the vernacular palette for the village.

The committee AGREED unanimously not to object to this proposal although comment would be made about the proximity of the proposed development to the property's boundary.

Observations by 21st March 2024

EP/13/24/HH Removal of existing conservatory and erection of single storey side and rear extensions
26 Russells Close, East Preston, BN16 1BT

Mrs Vos stated the Preservation Society would not be objecting to this Application.

No public representations about this Application had been received.

The committee AGREED unanimously not to object to this proposal.

Observations by 28th March 2024

EP/15/24/HH Demolition of rear sun lounge extension, single storey rear extension, loft conversion, addition of 2 dormers, Juliet balcony and external alterations
18 Vermont Way, East Preston, BN16 1JX

Mrs Vos said the Preservation Society would not be commenting upon this Application.

Two public representations had been made available to committee members ahead of the meeting.

The committee AGREED it would object to this Application on the grounds of overlooking of neighbouring gardens – loss of privacy, and the more imposing design of the eastern elevation to properties that face that side of the property.

EP/17/24/HH Single storey rear extension, proposed garage, conversion of existing garage into habitable space, loft conversion, addition of 2x rooflights and external alterations
16 Sea Lane, East Preston, BN16 1NG

Mrs Vos stated the Preservation Society might ask for a Condition to be applied, advising the garage should be screened by vegetation in perpetuity.

The Chairman was concerned this proposal, by the location of the proposed garage, was contrary to the East Preston Neighbourhood Plan.

The committee AGREED it would not object to this Application.

In the discussion about EP/5/24/HH, the Chairman lamented the lack of a streetscene with the plans. The Clerk advised ADC had accepted this council's request, as part of the recent review of validation lists exercise, for a streetscene to be included with future applications. The response to the council's request had been, "I have discussed your suggestions with the Group Head of Planning and we will add in the street scene where there is the change of height in a building as a requirement" (email from Nicola Spencer, ADC Technical Support Manager, Planning Services, 26th January). In the same email, the council had been advised ADC could not ask for measurements to be on all drawings.

199/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

Kingston Parish Council has asked whether this council would be asking to address the ADC Planning Committee meeting on 20th March, at which Application K/46/23/PL would be considered. The committee AGREED this council should address that meeting if possible, and Cllr Bowman offered to be the speaker.

200/24 WEST SUSSEX COUNTY COUNCIL (WSSC) PLANNING APPLICATIONS

There were no WSSC Planning Applications to consider.

201/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

202/24 MINUTES OF THE MEETING HELD ON 12TH FEBRUARY 2024

Draft Minutes from the meeting held on 12th February had been circulated to all councillors on 5th March.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 12th February. Cllr Mathias duly signed the Minutes.

203/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was raised.

204/24 RECENT DECISIONS

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

* denotes Applications against which the council raised objections

EP/145/23/PL	Provision of boardwalk to access the beach... South end of Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/147/23/HH	First floor side extension... Honeysuckle Cottage, 14 Michel Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/148/23/HH	Erection of a part two-storey, part single-storey annex 2 Vicarage Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/149/23/PL	Demolition of existing dwelling with replacement... Paddock Place, 35 Tamarisk Way, East Preston	Approved subject to Conditions (Delegated Powers)
EP/150/23/CLP	Lawful development certificate for a proposed matching replacement roof 15 Michel Grove, East Preston	Planning Permission not required (Delegated Powers)
EP/151/23/CLP	Lawful development certificate for a proposed rear dormer loft conversion 30, Copse View, East Preston	Planning Permission not required (Delegated Powers)
EP/3/24/NMA	Non-material amendments... St John's Cottage, South Strand, East Preston	Approved (Delegated Powers)

205/24 PLANNING COMPLIANCE MATTERS

ENF/214/22 Alleged Unauthorised Single Storey Extension
(07/22) XXXXXXXXXX

ENF/365/23 Alleged unauthorised side rooflights following determination of EP/114/24/CLE

There were no updates on either of the above cases.

206/24 PLANNING INSPECTORATE APPEALS

M3835/W/21/3281813 Mixed use development comprising up to 475 dwellings...
(start date – 04/10/23) Land North West of Goring Railway Station, Goring Street, Worthing
(AWDM/1264/20)

There was no known update to this case.

207/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, Chairman of the Neighbourhood Plan Steering Group, advised progress was still being made, and there was a meeting of the Steering Group to follow this meeting. The project would not meet the grant timescales of being completed within this financial year which meant the grant would have to be given back; it was likely the council could reapply for a grant in the new financial year, although the council did have money set aside for the review in case a grant application had not been successful. Cllr Bowman said part of the reason the deadline had been missed had been the lack of volunteers helping with the project and the sheer amount of work involved. Cllr Bowman thanked Cllrs Bradshaw, Linton and Wilkinson and the Clerk for photographs they had submitted to the project.

208/24 CORRESPONDENCE

There was no correspondence to consider.

209/24 NEW MATTERS FOR THE NEXT MEETING (25TH MARCH)

None.

The Meeting ended at 18:26.

Chairman: *Cllr Glyn Mathias* Date: **15th April 2024**

(END)