



EAST PRESTON PARISH COUNCIL

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

Tel: 01903 770050

<http://eastpreston.arun.gov.uk>

Email: epparishcouncil@btconnect.com

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 10th August 2020 at 18:00hrs via the Zoom online meeting application

MEMBERS PRESENT: Councillors C Bowman, K Bradshaw, E Linton, G Mathias (Chairman), D Moore, S Toney and S Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston and Kingston Preservation Society

Mr J H (until 18:15)

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
EPKPS – East Preston and Kingston Preservation Society;
KPC – Kingston Parish Council;
WRA – Willowhayne Residents' Association;

AoSERA – Angmering-on-Sea Estate Residents' Association;
FPC – Ferring Parish Council;
RPC – Rustington Parish Council;
WSCC – West Sussex County Council.

The meeting opened at 18:00.

528/20 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

529/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Mathias declared a Personal Interest in Planning Applications EP/80/20/HH and EP/81/20/L for Vista Point, Tamarisk Way as he also lived in Tamarisk Way.

Cllrs Linton and Bowman declared a Personal Interest in Planning Applications EP/80/20/HH and EP/81/20/L for Vista Point, Tamarisk Way as they also live on the Willowhayne private estate.

Cllr Moore declared a Personal Interest in Planning Application EP/79/20/HH for 18 Willowhayne Avenue as he also lived in Willowhayne Avenue.

Cllr Wilkinson declared a Personal Interest in Planning Application EP/79/20/HH for 18 Willowhayne Avenue as he also lived on the Angmering-on-Sea private estate.

Cllr Bradshaw declared a Personal Interest in Licensing Application 114020 for The S. P. Alehouse at 23 Sea Road as a Manager of another licensed venue within the village.

530/20 PUBLIC SESSION

Mr H gave the background to his Planning Applications for Vista Point, Tamarisk Way, East Preston, BN16 2TE. A concern was raised that the Design & Access Statement & Heritage Impact Assessment was not viewable on the ADC website. Mr H had raised this with ADC himself and the Clerk had raised it twice. Mr H said he and his family felt very privileged to be the owners of the historically-significant Vista Point. He had commissioned a firm of architects acknowledged as experts on Patrick Gwynne properties. The current double garage had originally been a car-port which was less dominant than the current layout. Some landscaping was planned for the garden and that necessitated the slight relocation of an external flight of stairs at the rear of the property.

531/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 27th August 2020

EP/80/20/HH Convert 2 existing garages to habitable accommodation to create a new family living space and enclose outdoor link from the main house to the garage to form an indoor warm/dry link and alterations to the landscape arrangement. This application may affect the setting of a listed building

+
EP/81/20/L Listed building consent for the above works
Vista Point, 21 Tamarisk Way, East Preston, BN16 2TE

Mrs Vos said the Preservation Society would be objecting to this Application on the grounds of the proposed rooflights and the colour of the doors of the proposed games room (formerly the car-port).

Mr H said it was difficult to consider the Application fully without the Heritage Impact Assessment visible.

The Chairman proposed deferment of further discussion on this Application until the meeting scheduled for 24th August. The committee AGREED unanimously to this proposal.

The Clerk asked Mr H if he could ask his architects to send a copy of the Design & Access Statement and Heritage Impact Assessment direct to this council. Mr H agreed and said he would also be available for the meeting on 24th August.

(Mr H left at the conclusion of this discussion.)

Observations by 6th August 2020

EP/73/20/HH Single storey rear extension, alterations to fenestration and addition of a canopy to front 54 Russells Close, East Preston, BN16 1BT

The Clerk said the committee had considered this Application electronically in order to avoid a meeting just to discuss this Application. The committee members had raised no objections to this Application and the Clerk had submitted that as this council's response.

Observations by 13th August 2020

None

Observations by 20th August 2020

EP/78/20/HH Proposed pitched roof rear extension and flat roof garage extension (Enlargement of a previously approved scheme at 3.0m deep)
4 Normandy Lane, East Preston, BN16 1LZ

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

The committee AGREED unanimously it was confused by the Application and sought clarification. The Clerk agreed to contact the Planning Officer to ask for some

clarification and for an extension so the council can consider this Application again on the 24th August.

Observations by 27th August 2020

EP/79/20/HH Part two storey part single storey rear extension, balcony, removal of cladding and rendering walls, Removal of existing pitched roof and repair replacement of flat roofs and new front porch extension
18 Willowhayne Avenue, East Preston, BN16 1PE

Mrs Vos said the Preservation Society was not going to object to this Application.

Cllr Wilkinson said the Angmering-on-Sea Estate Residents' Association was also not going to object to this Application.

The committee AGREED unanimously not to object to this Application.

Observations by 4th September 2020

EP/87/20/HH Single storey rear extension
55 Warren Crescent, East Preston, BN16 1BL

Mrs Vos said the Preservation Society was not going to object to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

532/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

533/20 LICENSING APPLICATIONS

Observations by 13th August 2020

114020 Pavement area outside the front of premise
The S P Alehouse, 23 Sea Road, East Preston, BN16 1JN

On 6th August, after the Agenda for this meeting had been published, the council received a Licensing Application asking for comments within seven days. The Clerk had circulated the Application electronically to all committee members as soon as it had been received. The Application was for the provision of eight "Small kegs with removable seat covers" to be placed on the pavement outside the premises.

Although there were some concerns expressed about people doing their shopping in that area possibly having trouble navigating these chairs, the committee AGREED unanimously not to raise any objections to this Application.

534/20 MINUTES OF THE MEETING HELD ON 13TH JULY 2020

The committee AGREED the Minutes could be signed as a true record of the meeting held on 13th July. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

535/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 203/20 – Assets of Community Value – the Clerk reported the council had now been asked to resubmit its Assets of Community Value applications. If any committee member wanted to assist with compiling this information, the Clerk would welcome the help.

Minute 390/20 – Meeting with ADC Conservation Officer –the ADC Conservation Officer had replied to the council’s request for ADC to consider applying an Article 4 Order to The Breakers, 29 Tamarisk Way, saying, “I have spoken to my Line manager regarding this request as it would have resource implications for me as such a process is very resource intensive. Kevin stated that any work would have to be undertaken in partnership between ADC and East Preston Parish. It would be helpful to have more of an understanding of the significance of the building – what is special about it, if someone of note designed/built it etc. It would also help to understand the threat posed to the building at the current time. Is this something that the parish could look into?”. The Chairman of the Preservation Society had provided some information. If any committee member wanted to assist with compiling this information, the Clerk would welcome the help.

536/20 RECENT DECISIONS

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

* denotes Application against which the council raised objections

EP/55/20/HH Single storey rear extension
49 Somerset Road, East Preston
Approved subject to Conditions

EP/56/20/HH New garage
2 Golden Avenue, East Preston
Refused

The reason given for refusal was:

“The proposed building has a significantly harmful impact upon the character of the street scene, and the wider locality, due to its bulky appearance and significant scale as a result of its siting. The proposals conflict with D DM1 and HER DM4 of the Arun Local Plan, and Policy 1 of the East Preston Neighbourhood Development Plan.”

EP/57/20/HH Loft conversion with side dormer and hip to gable extension to rear
32 Vermont Drive, East Preston
Approved subject to Conditions

EP/68/20/CLP Lawful development certificate for a single storey rear extension and removal of existing conservatory
27 The Roystons, East Preston
Planning Permission not required

537/20 COMPLIANCE MATTERS

ENF/127/20 Alleged Unauthorised Changes to Front Garden
10 Copse View, East Preston, BN16 1AY

“Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.”

(letter dated 8th June 2020)

ENF/162/20 Alleged Unauthorised Building Works
Vista Point, 21 Tamarisk Way, East Preston, BN16 2TE

“Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.”

(letter dated 2nd July 2020)

ENF/210/20 Alleged Unauthorised Structure
7 North Lane, East Preston, BN16 1BN

“Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.”

538/20 PLANNING INSPECTORATE APPEALS

W/4000721 Application For Variation Of Condition No.2 Imposed On Planning Permission
(EP/148/19/PL) EP/52/18/PL Relating To Amended Internal Layout & External Appearance Of Plots
4, 5, 6 & 7 And Alterations To External Layout And Landscaping
Scorton, 9 Lime Tree Close, East Preston, BN16 1JA

(as of 10th August, not yet decided)

539/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

540/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

541/20 CORRESPONDENCE

The council had received a letter from the applicant of EP/57/20/HH for 32 Vermont Drive. The householder was unhappy the committee had submitted objections based upon information from residents in surrounding properties, information he felt was inaccurate. The committee AGREED unanimously to let the Clerk draft a response to be agreed by the Chairman and Vice-Chairman of the committee.

542/20 NEW MATTERS FOR THE NEXT MEETING (24TH AUGUST)

Nothing new was suggested.

The Meeting closed at 18:32.

Chairman: *CLLr Glyn Mathias* Date: **24th August 2020**