



# EAST PRESTON PARISH COUNCIL

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4<sup>th</sup> September 2020

Dear Councillor and Parishioners

## **PLANNING AND LICENSING COMMITTEE**

NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED to a Meeting of the above Committee to be held on **Monday, 14<sup>th</sup> September 2020** via the Zoom remote meeting application commencing at **18:00**. Details for the Zoom meeting will be provided upon request.

Members of the public have the right to attend and may speak for up to fifteen minutes at the beginning of the meeting.

Yours sincerely

Simon Cross  
**Clerk to the Council**

To: All Members of the Planning and Licensing Committee.

## **A G E N D A**

1. Introductions, to include a rollcall of councillors and officers present.
2. Apologies and Reasons for Absence.
3. Members and Officers are reminded to make any Declarations of Personal and/or Prejudicial Interests that they may have in relation to items on this Agenda.

Notice should be given at this part of the Meeting of any intended Declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent. If the interest is Prejudicial, the Member should state whether he or she will be exercising the right to speak on the Application.

4. A **Public Question Time** of up to fifteen minutes. This question time is the only opportunity for the Public to speak during the meeting. Members of the public are asked to introduce themselves and restrict comments to topics on the Agenda only.

5. To consider Planning Applications on the Weekly List of Statutory Notices received from Arun District Council (ADC). (The running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance.)

Observations by 18<sup>th</sup> September 2020

- EP/91/20/HH** Single storey side extension and conversion of roofspace to habitable use to include a front and rear dormer  
29 Vermont Drive, East Preston, BN16 1LG
- EP/92/20/HH** Garage extension with porch canopy to front, second floor front and rear extensions, and first floor rear balcony extension with various appearance alterations  
1 Tamarisk Way, East Preston, BN16 2TF
- EP/96/20/HH** Roof and fenestration alterations to the rear elevation, new bay and porch skirt roof to the front elevation, and new roof linked detached double garage  
Little Dormers, 23 Upper Drive, East Preston, BN16 1QN

Observations by 25<sup>th</sup> September 2020

**None**

Observations by 1<sup>st</sup> October 2020

- EP/99/20/HH** Single storey rear extension  
9 Worthing Road, East Preston, BN16 1AT

Observations by 8<sup>th</sup> October 2020

- EP/93/20/HH** Erection of an outbuilding for use as a garden store  
7 North Lane, East Preston, BN16 1BN

6. To consider Planning Applications received from West Sussex County Council (WSSC).

**None**

7. To consider Licensing Applications received from Arun District Council (ADC) or West Sussex County Council (WSSC).

**None**

8. To approve the Minutes of the Meeting held on 24<sup>th</sup> August 2020.

9. To receive an update on any matters from previous meetings.

10. To note advice of Decisions made by Arun District Council (ADC).

\* denotes Application against which the council raised objections

- EP/67/20/PL** 1 No. detached house & formation of associated new access  
Land adjacent to 45 The Ridings, East Preston

Approved subject to Conditions

- EP/69/20/T** Reduce crown of 1 No. Elm tree to height 5m and spread 3.5m  
8 Bradbury Close, Station Road, East Preston

Approved

<b>EP/73/20/HH</b>	Single storey rear extension... 54 Russells Close, East Preston	Approved subject to Conditions
<b>EP/72/20/HH</b>	First floor rear extension including 2 x Juliette balconies 9 Seaview Road, East Preston	Approved subject to Conditions

11. To note any compliance matters.

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

“I write with reference to the reported alleged breach of planning control at the above property.

“A referral to the Council's records has revealed that planning permission has neither been sought nor granted for this development.

“Following the initial investigation by myself, I can now confirm that the development in the form of the new front hardstanding and adjacent pathway constitute a breach of control under the above Act, and that planning permission is required.

“In order to regularise this situation, an application for planning permission in retrospect for the development will have to be submitted within 28 days from the date of this letter. However, the invitation to submit an application does not prejudice either the subsequent recommendation, or the ultimate decision of the Council.

“Should the development remain without the necessary permission, it will still be open for the Council to take enforcement action to deal with the breach of control should we consider it necessary.

“In addition, I can confirm that the vehicular crossover from the public highway benefits from deemed consent by virtue of The Town and Country Planning General Permitted Development Order 2015 - Schedule 2, Part 2, Class B, and therefore, does not require the submission of a planning application in this case.”

(letter dated 12<sup>th</sup> August 2020)

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

“These works are identified within current applications EP/80/20/HH and EP/81/20/L [...] Following a review of this case with my Team Leader, a decision has been made to hold this case in abeyance pending the outcome of applications EP/80/20/HH and EP/81/20/L.”

(letter dated 10<sup>th</sup> August 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.”

(letter dated 21<sup>st</sup> July 2020)

**ENF/253/20** Alleged Unauthorised Hardstanding and Caravan  
4 Seaview Road, East Preston, BN16 1LX

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

(letters dated 20<sup>th</sup> and 24<sup>th</sup> August 2020)

12. To note any Planning Inspectorate appeal updates.

**4000721** Application For Variation Of Condition No.2 Imposed On Planning Permission 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 3<sup>rd</sup> September, not yet decided)

13. To consider any matters related to the East Preston Neighbourhood Plan.

14. To receive any update on the Areas of Special Character in East Preston.

15. To note and/or consider the following correspondence:

- a) Email from SSALC, *Planning Consultations*, received 10<sup>th</sup> August;
- b) any urgent correspondence received since the publication of this Agenda.

*This meeting is open to the public. Members of the public are asked to be present five minutes before the start of the meeting.*

## **Agenda Item 15a**

### **Correspondence**

The council received the following email on 10<sup>th</sup> August:

Last week the Ministry of Housing, Communities and Local Government issued three consultations on reform of the planning system:

[Changes to the current planning system](#) (NALC deadline for responses 17 September)  
[Planning for the future](#) - the planning white paper (NALC deadline for responses 15 October)  
[Transparency and competition: a call for evidence on data on land control](#) (NALC deadline for responses 16 October)

Please respond to NALC on this very important issue by emailing [policycomms@nalc.gov.uk](mailto:policycomms@nalc.gov.uk) - Please note the individual deadlines for each consultation.

NALC apologise for the unhelpful timing of this consultation and the short timeframes given for responses, unfortunately this is largely beyond their control.

Kind regards,

**Anna Beams**  
**Office, Training & Events Manager, SSALC Ltd**

Committee is asked to consider whether it wishes to take part in any of the above consultations and, if so, how.

Simon Cross – **Clerk to the Council**

10<sup>th</sup> August 2020