



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 14th September 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

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 18:02.

The meeting was held in accordance with *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020* and the council's own *Protocol for Remote Meetings*.

630/20 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

631/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Bowman, Linton and Mathias	EP/92/20/HH – 1 Tamarisk Way	Personal
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632/20 PUBLIC SESSION

No members of the public were present.

633/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 18th 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

Mrs Vos advised the meeting the Preservation Society would be objecting to this Application on the grounds the proposed south-facing dormer was not subservient to the existing roof and was therefore contrary to the East Preston Neighbourhood Plan.

No other public representations had been received on this Application.

The committee AGREED unanimously to object to this Application on the same grounds as the Preservation Society.

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

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

No other public representations had been received on this Application.

The committee AGREED unanimously it would not object to this Application.

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

The Clerk reported he had received notice from the agent for this Application on the morning of the meeting that the application was to be withdrawn. There was no further discussion upon this Application.

[Formal notification of the withdrawal of this Application was received on 16th September.]

Observations by 25th September 2020

None

Observations by 1st October 2020

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

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

No other public representations had been received on this Application.

The committee AGREED unanimously it would not object to this Application.

Observations by 8th October 2020

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

Mrs Vos advised the Chairman of the Preservation Society had not yet responded to her on this Application.

No other public representations had been received on this Application.

The committee was concerned about the proximity of the new building to the road, its location in front of the building line and its scale and mass so adjacent to the main road.

The committee AGREED unanimously to object to this Application for the grounds above.

634/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

635/20 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

636/20 MINUTES OF THE MEETING HELD ON 24TH AUGUST 2020

The draft Minutes had been circulated to all councillors on 27th August asking for any suggested amendments by 3rd September. None had been forthcoming.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24th August. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

637/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 541/20 – Correspondence - EP/57/20/HH – the Clerk reported there had still been no acknowledgement or response received to date.

Minute 603/20 – Correspondence – AWDM/1264/20 – the council’s objections to this Application had been submitted on 11th September, mainly based upon those of Ferring Parish Council. Thanks had been received from Ferring Parish Council and Ferring Conservation Group. The Chairman of the latter group, Ed Miller, had written, “Very good response from EPPC and it was good to see some recycling of materials. We are now up to 492 objections. Even WSCC Highways have put in an objection. Worthing BC now have excellent grounds for refusal and for winning at appeal.”

638/20 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/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
EP/73/20/HH	Single storey rear extension... 54 Russells Close, East Preston	Approved subject to Conditions
EP/72/20/HH	First floor rear extension including 2 x Juliette balconies 9 Seaview Road, East Preston	Approved subject to Conditions

639/20 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 12th 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 10th August 2020)

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

“I refer to our previous correspondence and can now advise you that I have received a planning application (Reference EP/93/20/HH for Erection of a outbuilding for use as a garden store.”

(letter dated 9th September 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 20th and 24th August 2020)

640/20 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 18:15 on 14th September, not yet decided)

641/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

642/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

The following report had been circulated in advance of the meeting:

Correspondence

The council received the following email on 10th 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 - 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**

10th August 2020

Mrs Vos provided some views on the consultations above. The Chairman of the Preservation Society, David Sawers, had mixed views on the contents but felt the village's position should be strengthened as we already had a Neighbourhood Plan and a Village Design Statement, albeit both could do with some reviewing.

The dates above were only the dates for submission of comments to the National Association of Local Councils. The public consultation closing dates were all a bit longer than above.

644/20 NEW MATTERS FOR THE NEXT MEETING (28TH SEPTEMBER)

Nothing new was suggested.

The Meeting ended at 18:36.

Chairman: *Clr Glyn Mathias* Date: **13th October 2020**