



EAST PRESTON PARISH COUNCIL

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2nd October 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, 12th October 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.

Note: This Question Time is the only opportunity at which “Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.” (Standing Order 3e)

Each “member of the public shall not speak for more than three minutes.” (Standing Order 3g)

Members of the public are respectfully asked to identify themselves clearly when they begin to speak and not to talk during the rest of the meeting unless invited to do so by the Chairman of the Council.

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 8th October 2020

EP/107/20/HH Single storey rear extension
(ratification only) 47 Sea Lane, East Preston, BN16 1NE

Observations by 16th October 2020

None

Observations by 22nd October 2020

None

Observations by 29th October 2020

EP/100/20/HH Car width hard standing block paved surface for car on front garden
10 Copse View, East Preston, BN16 1AY

Observations by 5th November 2020

EP/116/20/HH Demolition of existing dormer & replacement with enlarged dormer to accommodate 2 no. en-suite bathrooms. New flue for wood burning stove in lounge
17 Willowhayne Avenue, East Preston, BN16 1PE

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

None

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

None

8. To approve the Minutes of the Meeting held on 14th September 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/74/20/HH Balcony extension
The Boathouse, 133 Sea Road, East Preston

Approved subject to Conditions

EP/78/20/HH	Pitched roof rear extension... 4 Normandy Lane, East Preston	Approved subject to Conditions
EP/79/20/HH	Part two storey part single storey rear extension... 18 Willowhayne Avenue, East Preston	Approved subject to Conditions
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	Approved subject to Conditions (both)
EP/84/20/HH	First Floor extension... 19 South View, East Preston	Approved subject to Conditions
EP/85/20/HH	Demolition of existing garage. Construction of new garage and extension to existing annexe 11 The Drive, East Preston, BN16 1QH	Approved subject to Conditions
EP/86/20/HH	Proposed pitched roof side extension 5 Golden Avenue, East Preston	Approved subject to Conditions
EP/87/20/HH	Single storey rear extension 55 Warren Crescent, East Preston, BN16 1BL	Approved subject to Conditions
EP/90/20/T	Remove bough of 1 No. Corsican Pine tree overhanging at low level across verge and into road 51 Angmering Lane, East Preston, BN16 2TA	Approved
EP/96/20/HH	Roof and fenestration alterations... Little Dormers, 23 Upper Drive, East Preston	Withdrawn

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 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)

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 24th September, not yet decided)

13. To receive information about development plans for The Breakers, 29 Tamarisk Way, East Preston

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

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

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

a) any urgent correspondence received since the publication of this Agenda.