



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th October 2020 at 18:00hrs via the Zoom online meeting application

MEMBERS PRESENT: Councillors C Bowman, 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 H (until 18:12)

Mr and Mrs F (until 18:47)

Mr J Hales, Smalley & Hales (until 18:47)

Mr C Barker, ECE Planning Consultancy (until 18:47)

ABSENT: Councillor K Bradshaw

Mr N Holland

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.

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*.

711/20 APOLOGIES AND REASONS FOR ABSENCE

An apology was received and accepted from Cllr Bradshaw (family matter).

An apology was also received from Mr Neil Holland and from Mrs T.

712/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Moore	EP/116/20/HH – 17 Willowhayne Avenue	Personal; close neighbour
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Cllr Wilkinson	EP/116/20/HH – 17 Willowhayne Avenue	Personal; fellow resident of the Angmering-on-Sea private estate and board member of the Residents' Association
Cllrs Bowman, Linton and Mathias	Agenda Item <i>To receive information about development plans for The Breakers, 29 Tamarisk Way, East Preston</i>	Personal; fellow residents of the Willowhayne private estate
Cllr Mathias	Agenda Item <i>To receive information about development plans for The Breakers, 29 Tamarisk Way, East Preston</i>	Personal: also lives in Tamarisk Way

713/20 **PUBLIC SESSION**

The meeting agreed members of the public could speak at the appropriate Agenda Item.

714/20 **ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 8th October 2020

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

In order to save having a meeting for just one Application, the committee members had submitted their comments upon this Application to the Chairman and the Clerk. No committee members had any concerns, so the Chairman and the Clerk agreed not to raise any objections to this proposal.

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

The Clerk reported he had met with the applicant as she was unable to attend the meeting. The applicant had given him some background to the Application which he reported to the meeting.

Committee members who had visited the site were all complimentary about the work carried out.

One neighbour had submitted an objection, concerned about the impact upon general parking in the road. No other public representations had been received about this Application.

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

The committee AGREED unanimously not to object to this Application.

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

Cllr Moore re-declared his Personal Interest in this Application and said he would neither comment nor vote upon this Application.

Mr H gave the background to his Application and answered comments made by committee members. There was a concern the proposal would unbalance the current pair of matching properties.

Mrs Vos said the Preservation Society would not be raising any objections to this Application. Cllr Wilkinson advised the Angmering-on-Sea Estate Residents' Association also had no objections to this Application.

The committee AGREED not to raise any objections to this Application.

(Mr H left the meeting at the conclusion of this item.)

715/20 THE BREAKERS, TAMARISK WAY, EAST PRESTON, BN16 2TE

Mr F gave a short background to the proposals for The Breakers in Tamarisk Way. Mr F said the previous Planning Applications had not treated the property appropriately and asked the council and Preservation Society to note he and his wife were starting afresh with a team sensitive towards the property's status as a Heritage Asset. He then introduced his architect, Jason Hales and Planning Consultant, Chris Barker. Between them Messrs Hales and Barker explained the current proposal for what they described as the "restoration, remodelling and extensions" for the property.

Mr Hales took particular care to explain the background to the proposal to change from a thatched roof to a clay tile roof for safety reasons. Mr F said there was also uncertainty as to whether or not the roof had been thatched from the start or not. Mr F was unable to say when the thatch was last replaced but estimated it may have been 15 or 16 years ago. Mr Hales said the design work, which had been done in conjunction with Neil Holland, aimed to incorporate motifs from the main property such as eyebrows over each of the three-car garage doors.

Committee members refrained from commenting at this time; they would comment when a formal Planning Application was before them.

Mrs Vos's personal view was the proposals were impressive and she looked upon them much more favourably than the two previous Applications. She asked for more details of the materials being used for the doors and the colours of the replacement windows. Mr Hales replied those details were still being worked upon.

The Clerk advised the meeting he had a set of proposal drawings and watercolours in the Council Office for the next two days, should committee members wish to come and see them.

Mr and Mrs F concluded this item by thanking the Clerk, the councillors and the Preservation Society for having given them this opportunity to present their ideas to the council.

(Mr and Mrs F, Mr Hales and Mr Barker left the meeting at the conclusion of this item.)

716/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

717/20 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

718/20 MINUTES OF THE MEETING HELD ON 14TH SEPTEMBER 2020

The draft Minutes had been circulated to all councillors on 17th September asking for any suggested amendments by 24th September. Cllrs Moore and Wilkinson had both replied with their agreement to the draft Minutes.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 14th September. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

719/20 MATTERS ARISING FROM PREVIOUS MEETINGS

No matters were raised.

720/20 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/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

721/20 COMPLIANCE MATTERS

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

“I refer to my previous correspondence in respect of the above and, can now advise you that a planning application has been submitted for consideration under ref: EP/100/20/PL.”

(letter dated 8th October 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)

ENF/297/20 Alleged Unauthorised Structure
10 Manor Road, East Preston, BN16 1QA

“Thank you for your enquiry, which was received by the Compliance team on the 17th September 2020.

“Due to an ongoing staff shortage we will be unable to investigate your enquiry within our normal time scales. I apologise for the delay. Your enquiry will be dealt with but it is unlikely to have an initial response before 3 months.”

(letter dated 5th October 2020)

The Clerk gave the background to the new case at 10 Manor Road. There is a path runs behind seven houses (nos 10 to 24) and an outbuilding has been built at the back of no. 10 appearing to encroach on the path.

722/20 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

Appeal allowed on 6th October. Decision Notice circulated to all committee members on 7th October.

723/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

724/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

725/20 CORRESPONDENCE

There was no correspondence to be considered.

726/20 NEW MATTERS FOR THE NEXT MEETING (26TH OCTOBER)

Nothing new was suggested.

The Meeting ended at 18:51.

Chairman: *Cllr Glyn Mathias* Date: **27th October 2020**