



EAST PRESTON PARISH COUNCIL

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

Tel: 01903 770050

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

Email: eparishcouncil@btconnect.com

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 11th January 2021 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

Mr and Mrs F (until 18:37)

Mr J Hales, Smalley & Hales (until 18:37)

Mr C Barker, ECE Planning Consultancy (until 18:37)

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*.

020/21 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

021/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Mathias	Planning Application EP/157/20/HH	Personal; fellow residents of Tamarisk Way
Cllrs Bowman, Linton and Mathias	Planning Application EP/157/20/HH	Personal; fellow residents of the Willowhayne private estate

022/21 PUBLIC SESSION

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

023/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 28th January 2021

EP/156/20/PL Installation of 4 No solar power operated lights, attached to four 5mtr galvanised steel columns. This site is in CIL Zone 4 (Zero Rated) as other development Land adjacent to Warren Recreation Ground Car Park, Sea Road, East Preston BN16 1JP

No public representations had been received about this Application.

As this Application was in the name of the Parish Council the council would not be commenting upon it.

Observations by 4th February 2021

EP/157/20/HH Demolition of part of existing garage and outbuildings. Erection of new 3 bay garage. Extensions and internal and external remodelling of existing dwelling including change from thatch to clay tiled roof. Breakers, 29 Tamarisk Way, East Preston, BN16 2TE

No public representations had been received about this Application.

Most committee members had reacquainted themselves with the presentation pack previously discussed at the committee's meeting on 12th October.

Mr Hales re-introduced the Application. Working with Mr Barker of ECE Planning, the Application had gone live in December with a determination date of 9th February.

Mr Barker talked through the plans. Mr and Mrs F provided some background and all four answered questions posed by committee members.

One of the questions raised was whether it was necessary to replace the thatched roof on the grounds of safety, i.e. the risk of the thatch catching fire due to external sources (as opposed to internal sources) e.g. beach fires, barbecues and fireworks. However, based upon information in the [Devon & Somerset Fire & Rescue Service Thatch Safety booklet](#), there were committee members who felt these risks are only exceedingly small. The booklet concludes, "Recent research has shown the major cause of fires in thatched properties is heat transfer from the chimney into the thatch."

After some discussion, the committee AGREED not to object to this Application. Two committee members voted against.

024/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

025/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

026/21 MINUTES OF THE MEETING HELD ON 14TH DECEMBER 2020

The draft Minutes had been circulated to all councillors on 16th December asking for any suggested amendments by midday on 23rd December.

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

027/21 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing to report.

028/21 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/124/20/HH *	New bay and porch... Little Dormers, 23 Upper Drive, East Preston	Withdrawn
EP/125/20/PL	Alterations & extensions to flat to create 2 No. one-bedroom self-contained flats... 128 Sea Road, East Preston	Approved subject to Conditions (Delegated)
EP/126/20/HH *	Proposed extensive refurbishment of existing 2-storey dwelling... 56 Angmering Lane, East Preston	Approved subject to Conditions (Delegated)
EP/128/20/HH	Erection of a two storey rear extension... 48 Angmering Lane, East Preston	Approved subject to Conditions (Delegated)
EP/136/20/HH	Side and rear single storey extension 8 Mendip Close, East Preston	Approved subject to Conditions (Delegated)
EP/140/20/HH	Integral garage conversion including alterations... Shore House, Seafield Road, East Preston	Approved subject to Conditions (Delegated)

029/21 COMPLIANCE MATTERS

ENF/253/20 Alleged Unauthorised Hardstanding and Caravan

██████████
“I can inform you that an investigation into the alleged contravention has not revealed any evidence that there has been a breach of planning control in this case.”

(letter dated 17th December 2020)

ENF/297/20 Alleged Unauthorised Structure

██████████
“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 confirmed he had also received written confirmation of the closure of case ENF/162/20 for ██████████, “My investigation into this matter is now complete. As a result, I can confirm that planning permission is not required from this Planning Authority for the development in the form of re-paving to the existing crazy paving area, as it is deemed permitted within the terms of Schedule 2, Part 1, Class F of the Town & Country Planning (General Permitted Development) Order 2015. Matters relating to the excavation for the trampoline & creation of bunds to the fire pit area have been regularised following the approval of EP/80/20/HH. In the circumstances, there is no further action I can take in respect of these matters and my file will be closed.” (letter dated 17th December 2020)

030/21 PLANNING INSPECTORATE APPEALS

There were currently no East Preston Applications being appealed. The Clerk confirmed he had not yet made any progress with referring concerns on the Planning Inspectorate Appeal for Scorton to Sir Peter Bottomley, MP.

031/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

032/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

033/21 CORRESPONDENCE

Nothing to report.

034/21 NEW MATTERS FOR THE NEXT MEETING (25TH JANUARY)

The Clerk advised Mrs Maureen Chaffe would be attending part of the meeting to be held on 25th January. This was to introduce the committee to some mapping functionality her company was now able to offer the council.

The Meeting ended at 18:43.

Chairman: Cllr Glyn Mathias Date: 26th January 2021