



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 25th 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

Maureen Chaffe, Process Matters (from 18:07 until 18:29)

Mrs Sioned 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 18:00.

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*.

053/21 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

054/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Moore	Planning Application EP/1/21/PL	Personal; known to the developer
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055/21 PUBLIC SESSION

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

056/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 11th February 2021

EP/1/21/PL Variation of conditions following EP/148/19/PL relating to wording of conditions:
13- The proposed dwellings shall not be occupied until the car parking space associated with the plot and pedestrian walkways have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The parking spaces on the development site shall thereafter be retained at all times for their designated use;
& 14 - The proposed dwellings shall not be occupied until the cycle parking spaces associated with the plot have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces shall thereafter be retained.
Scorton, 9 Lime Tree Close, East Preston BN16 1JA

Mr Sawers had advised the Clerk by email the Preservation Society would not be objecting to this Application.

No other public representations had been made about this Application.

The committee AGREED not to object to this Application but asked the Clerk to write to someone at Arun District Council to ask how this situation had arisen, namely one in which the developer had sold properties which were already occupied, in contravention of the existing two conditions, by the time this Application was raised.

Observations by 18th February 2021

EP/165/20/HH Erection of single storey rear extension
34 Russells Close, East Preston, BN16 1BT

Mr Sawers had advised the Clerk by email the Preservation Society would not be objecting to this Application.

No other public representations had been made about this Application.

The committee AGREED not to object to this Application.

057/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

058/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

059/21 PARISH ONLINE MAPPING

Cllr Mathias welcome Mrs Chaffe to the meeting.

Mrs Chaffe talked to the meeting about the Parish Online online mapping software to which the council already subscribed. Mrs Chaffe explained how much more information is currently available on Parish Online, more than ever before, and this is being used by councils in ways it had never been used before. Mrs Chaffe continued to show how a dynamically-generated map of, for example grit or dog bins, could be embedded in the council's website, providing local residents with additional, current information they may need without the need to contact the Council Office. Mrs Chaffe explained there was also the option for the council's Asset Register to be formulated from information fed into Parish Online. With explicit reference to this committee, Mrs Chaffe said the Areas of Special Character in the village could be mapped so the committee could always be instantly aware of whether or not a Planning Application fell within one of the Areas of Special Character.

The committee was impressed with Mrs Chaffe's information. Mrs Chaffe said she would provide the Clerk with a quotation for what she could do in two days to add a lot of the council's information in and set up some initial maps on the council's website. The committee will consider this at the next meeting after the quotation has been received and will then agree whether or not to ask the council to fund this work.

060/21 MINUTES OF THE MEETING HELD ON 11TH JANUARY 2021

The draft Minutes had been circulated to all councillors on 15th January as part of the electronic pack for this meeting. Cllr Mathias asked for an additional paragraph to be added to Minute 023/21 and Version 2 of the Minutes was circulated to all committee members on 20th January. Not all committee members agreed with the proposed change. The Clerk suggested a way around this based on the few occasions this has happened before in his time, but the committee discussed the wording of the additional paragraph and AGREED the following wording, “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.””

With the above change incorporated, the committee AGREED the Minutes could be signed as a true record of the meeting held on 11th January. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

061/21 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 023/21 – Arun District Council (ADC) Planning Applications – EP/157/20/HH – the Clerk reported the council had received two emails, one from a resident of Tamarisk Way and one from a resident of Selborne Way both expressing their surprise and concern the committee had agreed not to raise objections to this Application after it had raised strong objections to previous Applications at this property, EP/158/19/HH and EP/116/19/CLP. The Clerk had replied to both correspondents advising the committee had had additional information available when considering this Application which had not been available at the time of the previous Applications.

Mrs Vos stated she did not believe the Preservation Society would be objecting to this Application either.

No Minute number – the Clerk reported he had been contacted by Kingston Parish Council asking for this council’s support in objecting to Planning Application K/54/20/PL for “Land East of Kingston House Kingston Lane Kingston BN16 1RP” for a “Single storey 4 bed dwelling & stable block...”. The Clerk had referred the matter to the Chairman and submitted an objection supporting not only KPC’s objections but also Ferring Parish Council’s. The Application threatened to compromise the spatial gap between the three communities. The Application had been refused Planning Permission for the following two reasons:

“The proposed development is sited outside of the Built Up Area Boundary in an open and rural location within the East Preston and Ferring Settlement Gap. As a result of its siting and location the proposal will have an unacceptable impact on the established character of the area. Furthermore, there has been no evidence submitted to demonstrate a single residential unit cannot be constructed elsewhere within the district. Therefore, the proposal is considered to conflict with C SP1, SD SP3(c) and D DM1 of the Arun Local Plan, and policies KPNP 2 and KPNP 3(i) of the Kingston Parish Neighbourhood Plan.”

and

“The proposed development does not include any details relating to surveys, or mitigation strategies relating to potential for protected species on the site. Therefore, it has not been demonstrated that the proposal will not harm any potential protected species on site, or their environment in conflict with policy ENV DM3 of the Arun Local Plan.”

062/21 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/121/20/HH First floor extension over existing garage
* 49 Manor Road, East Preston

Refused (Delegated)

The Application was refused Planning Permission for the following reason:

“The proposed extension by virtue of its scale and location will have an unacceptable impact upon the character and appearance of the immediate locality and residential amenities of the occupiers of 51 Manor Road in conflict with policies D DM1 and D DM4 of the Arun Local Plan and policies 1 and 2 of the East Preston Neighbourhood Plan.”

- EP/137/20/HH** Construction of garage/storage building
* Outspan, South Strand, East Preston
Approved subject to Conditions (Delegated)
- EP/143/20/HH** 2 No. single storey side extensions...
14 West Ridings, East Preston
Approved subject to Conditions (Delegated)
- EP/146/20/HH** Detached double garage & garden roof
Sandgate House, South Strand, East Preston
Approved subject to Conditions (Delegated)

063/21 **COMPLIANCE MATTERS**

ENF/297/20 Alleged Unauthorised Structure
[REDACTED]

“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 reported a disagreement with the Planning Compliance team at ADC which would result in future addresses on compliance cases being redacted.

064/21 **PLANNING INSPECTORATE APPEALS**

Nothing to report.

065/21 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

066/21 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

067/21 **CORRESPONDENCE**

Nothing beyond the correspondence recorded in Minute 061/21 above.

068/21 **NEW MATTERS FOR THE NEXT MEETING (8TH FEBRUARY)**

None.

The Meeting ended at 18:46.

Chairman: Cllr Glyn Mathias Date: **9th February 2021**