



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 19th April 2021 at 18:00hrs via the Zoom online meeting application

MEMBERS PRESENT: Councillors Christine Bowman, Kit Bradshaw, Elizabeth Linton, Glyn Mathias (Chairman), David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston and Kingston Preservation Society

Mr Luke Ansell, Buildview (until 18:05)

Mrs J S (until 18:14)

Mrs J St (from 18:07 to 18:08)

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. Cllr Mathias welcomed members of the public and led a round of introductions.

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*.

292/21 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

293/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bowman	Planning Application EP/27/21/HH	Personal; the property is visible from Cllr Bowman's property
Cllrs Bowman, Linton and Mathias	Planning Application EP/27/21/HH	Personal; all three are residents of the same private estate
Cllr Moore	Planning Applications EP/23/21/HH and EP/33/21/HH	Personal: Cllr Moore lives on the same private estate as these two Applications

Cllr Wilkinson	Planning Applications EP/23/21/HH and EP/33/21/HH	Personal; fellow resident of and board member of the Angmering-on-Sea Estate Residents' Association. Additionally, Cllr Wilkinson knows the applicant for EP/23/21/HH
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294/21 PUBLIC SESSION

The meeting AGREED members of the public could speak as the committee considered each Application.

295/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 24th April 2021

None

Observations by 1st May 2021

EP/25/21/HH Erection of front and rear extensions, garage conversion and revised internal layout Netherby, 59A Sea Lane, East Preston, BN16 1ND

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

No public representations had been received or seen by this council on this Application.

The committee AGREED unanimously it had no objections to raise against this Application.

EP/27/21/HH First Floor Side Extension, recover existing roof. Elevation to be part rendered, part painted brick and existing architectural details to be painted in Farrow and Ball Hague Blue
24 Michel Grove, East Preston, BN16 2SX

Mr Ansell spoke on behalf of his clients on this Application.

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

No public representations had been received or seen by this council concerning this Application.

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

(Mr Ansell left the meeting at the conclusion of this discussion.)

Observations by 7th May 2021

EP/22/21/HH Erection of rear extension and loft conversion with rear dormers and side gables
15 The Plantation, East Preston, BN16 1LD

Mrs S said she was speaking on behalf of a number of fellow residents of The Plantation although most had only become aware of this Application on the day of the meeting.

Mrs Vos said the Preservation Society would be objecting to this Application but the extent of the objections was not yet agreed. The Society was, at the very least, concerned at the lack of details of the materials to be used in the proposed extension.

(Mrs St joined the meeting at this point. The Clerk advised her Application had already been considered and the council had agreed not to object to any part of it. Mrs St immediately left the meeting again.)

The committee AGREED unanimously to object to this Application; the objections included it was oversized for the road, it would be out-of-keeping with what is a

relatively unchanged development, and the rear dormers could lead to a loss of privacy for neighbouring properties both in The Plantation and Vermont Way.

Mrs S thanked the council and councillors for all they did for the village.

(Mrs S left the meeting at this point.)

Observations by 14th May 2021

None

Observations by 21st May 2021

EP/23/21/HH Side and rear ground floor extension to provide a bedroom and bathroom
6 The Drive, East Preston, BN16 1QH

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

No public representations had been received or seen by this council concerning this Application. A concern there was no Existing plans online had been submitted to ADC, the Planning Officer responding she would rectify this.

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

EP/33/21/HH Single storey front extension
6 Upper Drive, East Preston, BN16 1QN

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

No public representations had been received or seen by this council concerning this Application.

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

296/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

297/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

298/21 MINUTES OF THE MEETING HELD ON 15TH MARCH 2021

The draft Minutes had been circulated to all councillors on 30th March, asking for suggested amendments to be submitted by 6th April. Cllr Moore replied, "I have carefully read through the Minutes and they are fine."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 15th March. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

299/21 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 179/21 – Correspondence – Arun District Council – Community Infrastructure Levy – the Clerk reported Full Council had agreed an initial Infrastructure Plan, as required for CIL, including just one project, the extension of pavement from the Village Hall to the entrance to the Warren Recreation Ground making this a much safer place for parents and children to cross to the Recreation Ground.

300/21 RECENT DECISIONS

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

* denotes Application against which the council raised objections

EP/165/20/HH	Erection of single storey rear extension 34 Russells Close, East Preston	Approved subject to Conditions (Delegated)
EP/2/21/HH *	Erection of front extension... 27A Sea Lane, East Preston	Approved subject to Conditions (Delegated)
EP/5/21/HH	Detached garage extension... Shore House, Seafield Road, East Preston	Approved subject to Conditions (Delegated)
EP/7/21/HH	New bay/porch skirt roof to front extension... Little Dormers, 23 Upper Drive, East Preston	Approved subject to Conditions (Delegated)
EP/10/21/PL *	Demolition of an existing garage & erection of 2 No. 2 bed dwellings... 4 Beechlands Close & east of 18 Beechlands Court, Montpelier Road, East Preston	Refused (Delegated)
EP/11/21/HH	Two single storey side extensions 14 West Ridings, East Preston	Approved subject to Conditions (Delegated)
EP/13/21/PL	Erection of garden pods... Scorton, 9 Lime Tree Close, East Preston	Approved subject to Conditions (Delegated)
EP/17/21/HH	Single storey rear extension Beverley, Montpelier Road, East Preston	Approved subject to Conditions (Delegated)

301/21 COMPLIANCE MATTERS

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 had chased up the above case.

The Chairman had considered whether or not the caravan being built at [REDACTED] should be subject to a Planning Compliance case and had decided on behalf of the council it should be. The Clerk had raised this case but had yet to receive confirmation of this. He had chased but his contact was not in the office again until 20th April.

Mrs Vos, on behalf of the Preservation Society, expressed concerns about building work underway in the side garden of 1, Forge Close. Mrs Vos said in many locations this work was not be an issue, but located where it is, it is arguable whether the work in taking place in a side garden and also the property is very close to three Listed Buildings – Forge, Jasmine and Apple Tree Cottages. Cllr Toney, a friend of the householder, gave the background to the construction being built. The committee AGREED a Planning Compliance case should be raised, as much to ensure the construction has permission before it progresses much further as anything else.

302/21 PLANNING INSPECTORATE APPEALS

Nothing to report.

303/21 PLANNING CONSULTANT

Cllr Mathias led a short discussion on whether or not the council should consider retaining a Planning Consultant it could use when it needed to respond robustly to Planning Applications. Cllr Mathias felt at the moment, no matter how good the objections submitted by the Clerk were, there were times it felt as if the Planning Department was speaking a different language. Cllr Mathias felt it was possible a Planning Consultant might find it easier to guide this council in its use of language.

Cllr Wilkinson suggested there may be someone in the village who could help. Perhaps a newsletter article might bring forth someone suitable. Before the committee went down that route, the Clerk would talk to a known former ADC Planning Officer who was now working as a consultant to see if he had any suggestions. The Clerk hoped to be able to report back to the next meeting.

304/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

305/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

306/21 CORRESPONDENCE

The Clerk questioned correspondence which had been received about 27a Sea Lane whilst he had been on leave. This correspondence had concerned the fact 27 and 27a Sea Lane had been placed in different Character Areas within the East Preston Neighbourhood Plan. Cllrs Mathias, Linton and Toney had all seen the correspondence, but did not believe a response had yet been sent. Mrs Vos said that clear lines had been drawn between Character Areas, after much thought, to avoid what may otherwise have been blurred divisions. The Clerk would revert to the original correspondence and reply if appropriate.

307/21 NEW MATTERS FOR THE NEXT MEETING (17TH MAY)

None.

The Meeting ended at 18:40.

Chairman: *Cllr Glyn Mathias* Date: **28th June 2021**