



EAST PRESTON PARISH COUNCIL

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

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 28th June 2021 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors 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 G (until 18:10)

ABSENT: Councillor Christine Bowman

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.

373/21 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2021/22

Cllr Mathias was appointed unopposed.

374/21 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2021/22

Cllr Linton was appointed unopposed.

375/21 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Bowman (holiday).

376/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Linton	Planning Application EP/58/21/HH	Personal; Cllr Linton lives on the same private estate
Cllr Mathias	Planning Application EP/58/21/HH	Personal; Cllr Mathias lives in the same road on the same private estate. The Application site is visible from Cllr Mathias's property

Cllr Bradshaw	Planning Application EP/64/21/PL	Personal; Cllr Bradshaw lives adjacent to the Application site
---------------	----------------------------------	--

377/21 PUBLIC SESSION

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

378/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 15th July 2021

EP/60/21/HH Erection of two side dormers
New Lodge, Seaview Road, East Preston, BN16 1LX

Mr G explained his Planning Application and explained matters which were not clear from the plans submitted. Mr G agreed to go back to his architect seeking clearer drawings with North indicated upon them and with elevations of the front / south of the building.

The committee AGREED to defer further discussion upon this Application until the meeting scheduled for 12th July.

(Mr G left the meeting at this point.)

Observations by 1st July 2021

EP/58/21/HH Erection of part single, part two storey rear extension with roof terrace, garden outbuilding in rear and detached garage to front following the demolition of existing sun room and roof terraces
Mistibeech 15 Tamarisk Way East Preston BN16 2TF

The Clerk had asked the agent for a north elevation of the property showing how the garage would affect the view of the property from the north. His request had been copied to the Planning Officer. Neither had responded.

Mrs Vos said the Preservation Society would be objecting to this Application because the proposed garage would impact significantly upon the streetscene and was too far from the building to integrate visually.

No other public comments had been received about this Application.

The committee AGREED unanimously to object to this Application on the grounds of the change to the streetscene and the lack of north elevations.

Observations by 8th July 2021

EP/64/21/PL Alterations to existing premises and change of use to Office. This site is in CIL Zone 4 (Zero Rated) as other development.
111 Sea Road East Preston BN16 1NX

Mrs Vos said the Preservation Society would be objecting to this Application because the proposed black aluminium for the frontage would not retain the white look of most of the other shopfronts at the southern end of the village.

No other public representations had been received about this Application.

The committee AGREED unanimously to object to this Application on the same grounds as the Preservation Society but also because of the extension which has already been built at the back of the building around one of the supporting pillars for the

walkway to the flats above the shopfronts of this parade. The committee had no objections to raise to the Change of Use part of the Application.

Observations by 15th July 2021

EP/69/21/PL

1 No. 3-bed bungalow (resubmission following EP/10/21/PL). This site is in CIL Zone 4 & is CIL Liable as new dwelling.
4 Beechlands Close & east of 18 Beechlands Court Montpelier Road, East Preston BN16 1JZ

Mrs Vos advised the Preservation Society would probably be objecting to this version of the Application for this site as the amenity space proposed is very limited. The Preservation Society might also be asking ADC to consider removing Permitted Development rights for this property if Planning Permission was granted as there really was so little room to extend the property.

No other public representations had been received.

The committee AGREED unanimously to object to this Application on the same grounds as the Preservation Society.

379/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

380/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

381/21 MINUTES OF THE MEETING HELD ON 19TH APRIL 2021

The draft Minutes had been circulated to all councillors on 20th April, asking for suggested amendments to be submitted by 6th April. Cllr Moore replied, "I have gone carefully through the Minutes and they seem fine."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 19th April. Cllr Mathias duly signed the Minutes.

382/21 MATTERS ARISING FROM PREVIOUS MEETINGS

The meetings scheduled for 11th and 24th May and 14th June were not held owing to the government withdrawing the ability for local authorities to meet remotely despite its own advice for people to continue working from home. Instead, the committee had considered the following Applications electronically. Committee members' comments were made to the Chairman of the committee and the Clerk, with the Chairman agreeing the council's response to each Application with the Clerk.

These are the Applications which were considered in this manner:

No.	Date received	Address	Any interests?	EPPC Decision
16 (v2)	21/04	Land East of 1 The Way	SW, DM	OBJECT again as no changes have been made to address the objections the council raised to the previous version
34	16/04	69 Roundstone Drive		No objections submitted. Planning Permission granted
35	19/04	46 Manor Road	SW, DM	OBJECT on environmental grounds as little evidence of any soft landscaping in the back garden Planning Permission granted
36	30/04	17 Warren Crescent		No objections submitted. Planning Permission granted

37	20/04	2 South View	SW, DM	Objections submitted. Planning Permission granted.
38	04/05	Longwall House, South Strand		No objections submitted. Planning Permission granted
44	06/05	Craven Cottage, Tamarisk Way	GM, EL, CB	No objections submitted. Planning Permission granted.
45	26/04	Sandgate House, South Strand	SW, DM	No objections submitted. Planning Permission granted.
47	04/05	West House, South Strand	SW, DM	OBJECT as likely to be overbearing, out-of-proportion, change the view from the beach, out-of-keeping, contrary to EP Neighbourhood Plan and Arun Local Plan
48	27/04	2 Bay Tree Garden		OBJECT to this Application on the grounds it could be overbearing to properties to the west, could be overlooking to the same properties and the materials are not in keeping with the locality
49	07/05	Cottage Pie, South Strand	SW, DM	No objections submitted.
53	18/05	Flat 3, Preston Hall, The Street		ABIDE WITH the views of the Conservation Officer
54	02/06	38 The Roystons	GM, EL, CB	No objections submitted.
56	25/05	33 The Ridings	GM, EL, CB	OBJECT as will spoil a matching pair of bungalows, will lead to unacceptable overlooking of no. 31, overdevelopment of a bungalow, poor design. If approved, windows in dormer should be obscured glass and with limited opening.
57	25/05	Land rear of Beechlands Close		OBJECT on same grounds as same Application EP/7/18/PL.

383/21 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/14/21/HH * Single storey side and rear extensions...
38 The Roystons, East Preston

Approved subject to Conditions (Delegated)

384/21 COMPLIANCE MATTERS

ENF/127/20 Alleged unauthorised changes to front garden relating to new vehicular crossover & hardstanding
[REDACTED]

"I write following my previous correspondence and apologise for the delay in providing you with a final response.

"Following the approval of application EP/100/20/HH, a breach of planning control no longer exists in respect of the new paved hardstanding to the front of the property. Details of the decision can be viewed here: <https://www.arun.gov.uk/weekly-lists>

"In addition, I can also confirm that the new vehicular crossover is deemed permitted development, not requiring the submission of a planning application in this instance.

(letter dated 27th April)

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)

ENF/152/21

[REDACTED]

ENF/202/21

Alleged Unauthorised Garage
[REDACTED]

“Thank you for your enquiry, which was received by the Compliance team on the 22nd April 2021.

“Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.

“At the current time, due to Covid 19, site visits are being limited and where undertaken are subject to enhanced health and safety procedures. As soon as we are able to carry out an initial assessment I will contact you again.”

(letter dated 26th April 2021)

385/21 PLANNING INSPECTORATE APPEALS

None.

386/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

387/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

388/21 CORRESPONDENCE

None,

389/21 NEW MATTERS FOR THE NEXT MEETING (12TH JULY)

None.

The Meeting ended at 18:30.

Chairman: *Clr Glyn Mathias* Date: **12th July 2021**