



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th July 2021 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors 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 D (until 18:19)

ABSENT: Councillors Christine Bowman and Kit Bradshaw

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.

423/21 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllrs Bowman and Bradshaw.

An apology had also been received from Mr Gibbs, applicant of EP/60/21/HH.

424/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No interests were declared.

425/21 PUBLIC SESSION

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

426/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 22nd July 2021

EP/68/21/HH Erection of timber framed detached garage with ancillary accommodation on first floor, installation of electric gated entrance, erection of new brick garden walls and extension to existing driveway and hardstanding
Merrydown, Kingston Lane, East Preston BN16 1RP

Mr D provided some background to his Application.

Mrs Vos said the Preservation Society would be objecting to this Application on the grounds of the height and finish of the front wall, the proposed sliding gate and the nearness of the proposed garage building to the front wall of the property. [Clerks' note: additionally, Mrs Vos has emailed adding the proposed use of slate or grey tiles on the garage roof as this will be out-of-keeping with adjacent buildings. I have let Mr D know this.]

Mrs Vos reminded the meeting the Application site is within an Area of Special Character and should be considered in light of that.

No other public representations had been received about this Application.

Mr D answered some of Mrs Vos's points and agreed to get some additional drawings from his architect which showed the reality of the proposed wall and existing hedge. Mr D explained he did not want the wall visible from the front of the building and said the existing hedge was 2.2m high, half a metre higher than the proposed wall which will sit on the inside of the hedge.

The committee AGREED unanimously to consider any revised drawings electronically.

(Mr D left the meeting at this point.)

Observations by 15th July 2021

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

Some additional drawings had been received from Mr G but not yet the ones the committee was hoping for. The committee felt the architect and ADC had let down the applicant by not providing or requesting better drawings in the first place.

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

No other public representations had been received about this Application.

The committee, after some discussion, AGREED unanimously not to object to this Application but to prefix its comments with a statement such as "On the assumption the proposed dormers are for the east elevation...".

The committee also AGREED unanimously to take issue with ADC's validation process that these drawings got through. This would include complaining to Cllr Chapman in his new role as Chairman of the ADC Planning Committee.

Observations by 29th July 2021

EP/74/21/HH Construction of garden outbuilding for use as an annex and landscaping works
44 Hillview Crescent, East Preston BN16 1RQ

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

No other public representations had been received about this Application.

The committee AGREED unanimously it would not raise any objections to this Application although it would express its concern about the lack of accessibility to the proposed building for emergency services.

There were no WSCC Planning Applications to consider.

428/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

429/21 MINUTES OF THE MEETING HELD ON 28TH JUNE 2021

The draft Minutes had been circulated to all councillors on 1st July, asking for suggested amendments to be submitted by return.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 28th June. Cllr Mathias duly signed the Minutes.

430/21 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

431/21 COMMITTEE TERMS OF REFERENCE

The committee undertook the annual review of its Terms of Reference and AGREED unanimously no changes needed to be made. The most up-to-date version had been circulated in advance of the meeting.

[Clerk's note: with reference to §5.6, I have checked the WSCC website and it says the following about the Structure Plan 2001-2016: "Our Structure Plan for 2001-2016 was the keystone of the statutory Development Plan for West Sussex under a previous planning system. Though the Plan has no formal status in the current planning system, it remains our strategic policy statement for future development and land-use planning. The Plan provides strategic context for our views on land use and transport. It was adopted in 2004 and replaced the Structure Plan 1993."]

432/21 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/38/21/HH	Single storey rear extension... Longwall House, Seafield Road, East Preston	Approved subject to Conditions (Delegated)
EP/44/21/HH	First floor extension... Craven Cottage, 20 Tamarisk Way, East Preston	Approved subject to Conditions (Delegated)
EP/47/21/HH *	Erection of second floor addition... West House, South Strand, East Preston	Refused (Delegated)

The reasons given for refusal were:

"The proposed development, by virtue of its design, bulk and scale is considered to have a significantly harmful impact upon both the host dwelling and character and appearance of the locality in conflict with policies D SP1, D DM1 (1) and (15), D DM4 (a), (b), & (e) of the Arun Local Plan, Policy 1 of the East Preston Neighbourhood Development Plan and Part M of Arun Design Guide.

"It has not been adequately demonstrated that the proposal has no materially adverse overbearing effects on neighbouring dwellings and the proposal would unacceptably increase over looking to adjoining residential dwellings

433/21 COMPLIANCE MATTERS

ENF/297/20 Alleged Unauthorised Structure
[REDACTED]

Following the provision of photographic evidence for the second time, “Many thanks. I will update you in due course.”

(email dated 18th June 2021)

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)

The Clerk reported there was possibly a Compliance case raised for a property in Montpelier Road, but this had not come through this council so he would not receive any official notice of this.

434/21 PLANNING INSPECTORATE APPEALS

None.

435/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

436/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

437/21 CORRESPONDENCE – ARUN DISTRICT COUNCIL

Mrs Vos reported a number of concerns the Preservation Society had over the quality of the Planning Officer’s report for Planning Application EP/48/21/HH for 2 Bay Tree Garden. The committee AGREED unanimously to raise these concerns with ADC if Mrs Vos gave the Clerk the background information.

438/21 CORRESPONDENCE – ANGMERING PARISH COUNCIL

The Clerk reported he had received notification from Angmering Parish Council of Application A/129/21/PL, “Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings” at Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB.

The committee AGREED unanimously to support any objections raised by Angmering and Rustington Parish Councils without the need to see the plans for itself.

439/21 NEW MATTERS FOR THE NEXT MEETING (26TH JULY)

None.

The Meeting ended at 18:55.

Chairman: *CLLr Glyn Mathias* Date: **26th July 2021**