



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 23rd August 2021 at East Preston Infant School, Lashmar Road, East Preston at 18:00

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

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
APC – Angmering Parish Council;
KPC – Kingston Parish Council;
TPO – Tree Preservation Order;
WSCC – West Sussex County Council.

AoSERA – Angmering-on-Sea Estate Residents' Association;
EPKPS – East Preston and Kingston Preservation Society;
RPC – Rustington Parish Council;
WRA – Willowhayne Residents' Association;

The meeting opened at 18:00.

607/21 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

An apology had been received from Mrs Vos of the East Preston and Kingston Preservation Society.

608/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Bowman, Linton and Mathias	Planning Application EP/93/21/HH	Personal; all three live on the private estate upon which this property is located
Cllr Wilkinson	Planning Application EP/94/21/NMA	Personal; Cllr Wilkinson is known to the applicant and is also a board member of the Angmering-on-Sea Estate Residents' Association where the application is located
Cllr Moore	Planning Application EP/94/21/NMA	Personal; Cllr Moore is also a resident of the Angmering-on-Sea Estate where the application is located

609/21 PUBLIC SESSION

No members of the public were present.

610/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Decision due by 2nd September 2021

EP/94/21/NMA Non-Material Amendments following grant of EP/77/19/HH comprising fenestrative changes to approved extensions and alteration to the roof of first floor to the southern rear elevation
St Johns Cottage, East Preston, BN16 1PN

The Clerk reported he had contacted the Planning Officer about this council's concerns this Application should not be a Non-Material Amendment. Unusually for the Planning Officer in question, there had been no response.

The committee AGREED unanimously it had no objections to the Application itself but still felt this was more than a non-material amendment.

Observations by 3rd September 2021

EP/93/21/HH Roof conversion and rear extension
17 Selborne Way, East Preston, BN16 2TG

No public representations had been received about this Application.

Although the Chairman was concerned about the design of the proposed alterations to this property, the committee AGREED not to raise any objections.

Observations by 10th September 2021

EP/97/21/T 4 No. Common Lime trees – Repollard to previous points and removal of any basal/epicormics growth
3 Beltane Close, East Preston, BN16 1FH

No public representations had been received about this Application.

The Clerk explained Mrs Vos had expressed some concern the ADC website was not showing these trees covered by a Tree Preservation Order whereas adjacent trees on what had been a single site at the time the Tree Preservation Order had been applied were covered, and this seemed an illogical distinction. The Clerk had raised this with the Planning Officer but had, to date, received no response. Mrs Vos had added she did not have a concern about the works proposed.

The committee AGREED unanimously to abide by the recommendations of the ADC arboriculturist on this Application.

611/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

612/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

613/21 MINUTES OF THE MEETING HELD ON 9TH AUGUST 2021

The draft Minutes had been circulated to all councillors on 11th August, asking for suggested amendments to be submitted by 12th August. Cllr Moore had replied, "I have very carefully read through the Draft Minutes and found them to be a true reflection of the meeting."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 11th August. Cllr Mathias duly signed the Minutes.

614/21 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 438/21 – Correspondence – Angmering Parish Council – the Clerk confirmed he had submitted objections to Planning 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, before the closing date of 12th August.

Minute 578/21 – Correspondence – East Preston & Kingston Preservation Society – the Clerk had received a copy of the newsletter referred to by the member of the public. Within that there was no reference to Mrs Vos acting in an advisory capacity. The Clerk had spoken to Mrs Vos who confirmed the reference came within the Minutes of the Society’s 2019 Annual General Meeting. The Clerk had not yet raised this matter with the Chairman of the Preservation Society as he was awaiting confirmation from Mrs Vos she had laid the groundwork for the conversation.

615/21 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/60/21/HH Erection of two side dormers
New Lodge, Seaview Road, East Preston
Refused (Delegated)

The reasons given for refusal were:

“The proposals will result in significant harmful overlooking impacts from the windows of the dormers into the side neighbours at 4 Seaview Road which would result in significant harmful impacts to the residential amenity enjoyed by this property. The proposals are therefore contrary to policy D DM1 and D DM4 of the Arun Local Plan.”

EP/68/21/HH * Erection of timber framed detached garage with ancillary accommodation...
Merrydown, Kingston Lane, East Preston
Approved subject to Conditions (Delegated)

EP/69/21/PL * 1 No. 3-bed bungalow...
4 Beechlands Close and east of 18 Beechlands Court, Montpelier Road, East Preston
Refused (Delegated)

The reasons given for refusal were:

“Given the size, footprint, forward position and lack of distance to site boundaries the bungalow would result in a cramped and overdeveloped appearance out of keeping with its surroundings in conflict with policies D DM1 and D SP1 of the Arun Local Plan, Part P of the Arun Design Guide and policy 1 of the East Preston Neighbourhood Plan.

“The proposal is contrived in design and the limited and awkwardly shaped amenity space and lack of internal space would result in a form of development which would be detrimental to the residential amenities of future occupiers and results in a form of development that does not enhance the quality of the environment for prospective occupiers contrary to policies D DM1(15) and QE SP1 of the Arun Local Plan and Part H of the Arun Design Guide and the Nationally Described Space Standards.”

EP/83/21/PDH Notification under extended permitted development rights for a single storey rear extension...
22 Vermont Drive, East Preston
Prior Approval Not Required (Delegated)

616/21 COMPLIANCE MATTERS

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)

617/21 PLANNING INSPECTORATE APPEALS

None.

618/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

619/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

620/21 CORRESPONDENCE – REDROW HOMES PROPOSED DEVELOPMENT

The committee was aware of a proposal by Redrow Homes to build 76 new homes on land on the south-eastern corner of the A259/A280 roundabout, the site which had previously been the subject of refused Planning Application A/130/12 to host a car dealership. Two Applications related to this site, A/168/21/PL and A/169/21/PL were due to be considered by the committee at its meeting on 13th September.

Tonight, the committee considered whether or not to accept an offer from Redrow Homes to present its plan to the committee. The Clerk expressed his concerns about accepting such a presentation upon an Application which, whilst having the potential to impact heavily upon East Preston, was not within East Preston but Angmering. The Clerk had been in contact with his Angmering counterpart who had advised her council was not currently considering receiving a presentation from Redrow Homes, but that decision was under review. Cllr Moore wondered whether the Preservation Society could arrange a presentation from Redrow Homes which councillors could then attend.

The Clerk advised he would circulate various documents related to the two Applications ahead of the 13th September meeting.

Partly, but not wholly, related to this Planning Application, the Clerk reported the Chairmen and Vice-Chairmen of East Preston and Kingston Parish Councils had met that morning at the suggestion of Kingston Parish Council. The meeting had discussed various Highways-related concerns shared by the two councils and had resulted with an invite being sent to County Cllr Elkins suggesting he and the Cabinet Member for Highways and Transport, County Cllr Joy Dennis, met with the two parish councils and Angmering Parish Council too if it wanted to join in.

621/21 CORRESPONDENCE – ADC POST-COMMITTEE SITE VISITS

Regarding Planning Application EP/16/21/PL for the land adjacent to 1 The Way, the Clerk reported he had written to Neil Crowther, ADC Group Head of Planning, as the council had not been invited to a site visit following the last ADC Planning Committee meeting. In the past, the council would have been invited, ostensibly just to observe but sometimes

the Chairman of the site visit also allowed the council a say. Neil had replied, "As you are probably aware, the Council has recently changed its governance arrangements and has a new Constitution and we have included within that, the post-Committee Site Visit protocol that we have had in place for about two years. I understand that Parish Council's used to be invited to attend but this was only ever in an observatory role. Obviously, Covid has resulted in the need to keep numbers on these visits to a minimum and only those essential to the decision making process. The new protocols did not include provision for this and only ward members are invited. In this case, all three ward members were invited. The Chairman does have discretion to invite specific individuals/groups if there is a need to do so. The application is returning to Committee on 8 September."

The Clerk had reverted to Mr Crowther asking whether this change had been publicised anywhere and whether it also applied to pre-Committee Site Visits. No reply as yet. The Clerk was minded to raise this issue to the village's District Councillors when they next attended a Full Council meeting.

622/21 NEW MATTERS FOR THE NEXT MEETING (13TH SEPTEMBER)

None.

The Meeting ended at 18:27.

Chairman: *Cllr Glyn Mathias* Date: **13th September 2021**