



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 13th September 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), Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

ABSENT: Councillor David Moore

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.

660/21 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason has been received and accepted from Cllr Moore.

An apology had been received from Mrs Vos of the East Preston and Kingston Preservation Society. Mrs Vos had submitted comments from the Society for the council's information.

661/21 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bradshaw	Planning Application EP/64/21/PL	Personal; Cllr Bradshaw lives adjacent to the Application site
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662/21 PUBLIC SESSION

No members of the public were present.

663/21 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 17th September 2021

A/168/21/PL Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liab as new dwellings & affects a Public Right of Way

and

A/169/21/PL Construction of new access to serve existing agricultural use and proposed residential development. This site is in CIL Zone 5 and is Zero rated as other development. This application is a Departure from the Development Plan
Land South of Littlehampton Road and East of Worthing Road, Angmering, BN12 6PN

The committee considered both Applications together.

Mrs Vos had informed the Clerk the Preservation Society would be objecting to these Applications. The committee knew several members of the public had already submitted their objections.

The committee AGREED unanimously to object to both these Applications. The Clerk had drafted and circulated an objection letter which the committee agreed to in the main, with some suggestions. The council was objecting to the development of this site which is within an ADC-designated "Gap between Settlements". Any further erosion of this already quite small gap could likely lead to the loss of the whole gap. The development did not appear to be contributing to any facilities locally – health, education, leisure, transport – but would add to the existing burdens on existing facilities, none of which were easily reached from the site. WSCC had suggested the removal of the bus-stop adjacent to the development site – this would further reduce the likelihood any of the residents of the new development would use public transport and increase the likelihood they would add to the private vehicle movements in the area.

Observations by 23rd September 2021

EP/64/21/PL Alterations to existing premises to facilitate use as Office. This site is in CIL Zone 4 (Zero Rated) as other development
111 Sea Road, East Preston, BN16 1NX
(Re-advertisement due to amended description)

The Clerk explained this had been re-advertised purely because legislation had changed from 1st August 2021, and it was no longer necessary to apply for a Change of Use to convert a shop into an office. This was the only change, and the Clerk had written to the Planning Officer on 27th August to confirm this but had received no response. As there were no other changes to the Application, the council's original objections stood.

Mrs Vos had confirmed the Preservation Society's objections still stood too.

Observations by 30th September 2021

EP/101/21/HH Erection of single storey rear, part two storey side and front porch extension
35 Roundstone Crescent, East Preston, BN16 1DG

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

The committee AGREED unanimously not to object to this Application although there was some concern the design would not quite match No. 34, the other half of this pair of semi-detached houses, as No. 34 had a small dormer window above the garage which was not being proposed for No. 35.

663/21 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

664/21 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

665/21 MINUTES OF THE MEETING HELD ON 23RD AUGUST 2021

The draft Minutes had been circulated to all councillors on 27th August, asking for suggested amendments to be submitted by 12th August. Cllr Moore had replied, "I have diligently 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 23rd August. Cllr Mathias duly signed the Minutes.

666/21 MATTERS ARISING FROM PREVIOUS MEETINGS

None.

667/21 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/74/21/HH	Construction of garden outbuilding... 44 Hillview Crescent, East Preston	Approved subject to Conditions (Delegated)
EP/75/21/HH	Single storey rear extension and addition of a porch 1 Manor Close, East Preston	Approved subject to Conditions (Delegated)
EP/81/21/HH	Single storey side extension and removal of 2 x chimneys 1 Normandy Drive, East Preston	Approved subject to Conditions (Delegated)
EP/94/21/NMA	Non-material Amendments following grant of EP/77/21/HH comprising fenestrative changes to approved extensions... St Johns Cottage, South Strand, East Preston	Approved (Delegated)

668/21 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)

669/21 PLANNING INSPECTORATE APPEALS

The Clerk revealed the council had been informed that afternoon that an appeal had been lodged by the applicant of EP/22/21/HH for the refusal of Planning Permission for alterations to 15 The Plantation, East Preston. The appeal was to be determined on the basis of written representations. As the appeal was proceeding under the Householder Appeals service there would be no opportunity to submit further comments, but previously submitted comments could be withdrawn by 7th October 2021. The committee AGREED it did not want to withdraw the comments it had made when objecting to the Application.

670/21 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

671/21 AREAS OF SPECIAL CHARACTER

Nothing to report.

672/21 NEW MATTERS FOR THE NEXT MEETING (27TH SEPTEMBER)

Not a new matter for the next meeting, but the Clerk announced Mrs Vos had, of that afternoon, become the new Chairman of the Preservation Society.

The Meeting ended at 18:32.

Chairman: *Cllr Glyn Mathias* Date: **11th October 2021**