



EAST PRESTON PARISH COUNCIL

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14th January 2022

Dear Councillor and Parishioners

PLANNING AND LICENSING COMMITTEE

NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED to a Meeting of the above Committee to be held on **Monday, 24th January 2022** at East Preston Infant School, Lashmar Road, East Preston commencing at **18:00**.

The Public has the right to attend; however, numbers are currently limited and attendance should be booked in advance. Please call the Council Office before midday on the day of the meeting to book a space.

Yours sincerely

Simon Cross
Clerk to the Council

To: All Members of the Planning and Licensing Committee.

AGENDA

1. Introductions, to include a rollcall of councillors and officers present.
2. Apologies and Reasons for Absence.
3. Members and Officers are reminded to make any Declarations of Personal and/or Prejudicial Interests that they may have in relation to items on this Agenda.

Notice should be given at this part of the Meeting of any intended Declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent. If the interest is Prejudicial, the Member should state whether he or she will be exercising the right to speak on the Application.

4. A **Public Question Time** of up to fifteen minutes.

Note: This Question Time is the only opportunity at which “Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.” (Standing Order 3e)

Each “member of the public shall not speak for more than three minutes.” (Standing Order 3g)

Members of the public are respectfully asked to identify themselves clearly when they begin to speak and not to talk during the rest of the meeting unless invited to do so by the Chairman of the Council. Comments about Planning Applications at Agenda Item 5 below will be heard then.

5 To ratify the decisions made following the advisory call held on 11th January

EP/164/21/PL	Installation of 3 No. LED lights, attached to three 5m columns (resubmission of EP/156/20/PL) Warren Recreation Ground car park, 40 Sea Road, East Preston, BN16 1JP	NO COMMENT
EP/165/21/HH	Single storey rear extension 12 Tamarisk Way, East Preston, BN16 2TF	NO OBJECTIONS
EP/166/21/HH	Single storey front extension and single storey rear extension 8 Seawaves Close, East Preston, BN16 1LQ	OBJECTIONS
EP/168/21/HH	Erection of self-contained annexe in rear 23 Warren Crescent, East Preston, BN16 1BJ	NO OBJECTIONS
EP/169/21/HH	First floor rear extension including the installation of 2 x side windows in existing gables and 3 x front velux rooflights. Revision of EP/133/21/HH. 11 Worthing Road, East Preston, BN16 1AT	OBJECTIONS
EP/170/21/HH	Erection of new single storey extensions to west & north elevations. Construction of new roof to include 2 x gable dormers to south elevation. Addition of rendering and demolition of existing roof. 38 The Roystons, East Preston, BN16 2TS	OBJECTIONS

6 To consider Planning Applications on the Weekly List of Statutory Notices received from Arun District Council (ADC). (The running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance.)

Observations by 10th February 2022

EP/172/21/PL	Amendments to previous approval EP/16/21/PL to include 1 No. dormer window on West Elevation and hip roof on front elevation. This application is in CIL Zone 4 and is not CIL liable as other development. Land East of 1 The Way, East Preston, BN16 1QJ
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Observations by 17th February 2022

EP/167/21/HH	Erection of single storey rear and side extensions with mono pitched roofs and installation of fencing to front and side 2 Vicarage Lane, East Preston, BN16 2SP
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7. To consider Planning Applications received from West Sussex County Council (WSCC).

None

8. To consider Licensing Applications received from Arun District Council (ADC) or West Sussex County Council (WSSC).

None

9. To approve the Minutes of the Meeting held on 20th December 2021.

10. To receive an update on any matters from previous meetings.

11. To note advice of Decisions made by Arun District Council (ADC).

* denotes Application against which the council raised objections

EP/139/21/HH	External works... 6 Kithurst Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/142/21/HH	Conversion of roofspace... 38 Vermont Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/143/21/CLP	Lawful development certificate for a proposed rear dormer... 2 Hillview Crescent, East Preston	Planning Permission Required (Delegated Powers)
EP/144/12/PL	Erection of single storey rear extension... 34 Orchard Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/148/21/L	Listed building consent for the repairs and partial rebuild of chimney stack Midholme, Sea Lane Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/153/21/NMA	Non-material amendment following grant of EP/92/20/HH for the rear (South) wall of new garage moved further South by 0.5m... 1 Tamarisk Way, East Preston	Approved (Delegated Powers)

12. To note any compliance matters.

ENF/152/21 [REDACTED]

ENF/202/21 Alleged Unauthorised Garage
[REDACTED]

“Further to my assessment of the enforcement complaint relating to the above address, no further action will be taken and the case is closed. Work on the structure has ceased and, from discussion with the team leader, the framework of the outbuilding, in isolation, is not a breach of planning control. Further works to the structure, without first obtaining planning permission, may constitute a breach of planning control liable to enforcement action. The closure of this case does not preclude further investigation, should there be further cause of planning concern relating to this address.”

(letter dated 24th December 2021)

ENF/454/21 Alleged Unauthorised Breach of Planning Control
[REDACTED]

“Thank you for your enquiry, I am already investigating an enquiry on this matter, so your details have been noted against file number ENF/454/21 and as soon as I have any information I will contact you again. [...] Please be assured that we will endeavour to progress this matter as quickly as possible.”

(email letter dated 1st November 2021)

13. To note any Planning Inspectorate appeal updates.
 - M3835/W/21/3281813** Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities (Outline with all matters reserved)
Land North West Of Goring Railway Station, Goring Street, Worthing, West Sussex
 - C3810/D/21/3282204** Erection Of Second Floor Addition, Part Single Storey Side, Part Two Storey Front, Side And Rear Extensions And Alterations To Fenestration/Openings West House, South Strand, East Preston, BN16 1PN
 - C3810/W/21/3278915** Demolition Of An Existing Garage & Erection Of 2 No. 2 Bed Dwellings (Resubmission Following Ep/115/20/Pl). This Site Is In Cil Zone 4 And Is Cil Liable As Dwellings
4 Beechlands Close & east of 18 Beechlands Court Montpelier Road, East Preston, BN16 1JZ
14. To consider any matters related to the East Preston Neighbourhood Plan.
15. To receive any update on the Areas of Special Character in East Preston.
16. To note and/or consider the following correspondence:
 - a) any urgent correspondence received since the publication of this Agenda.
17. New items to be referred to the next meeting (14th February).

This meeting is open to the public. Members of the public are asked to be present five minutes before the start of the meeting.