



EAST PRESTON PARISH COUNCIL

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4th February 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, 14th February 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 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

R/298/21/PL Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (zero rated) as other development
Land at Rustington Retail Park, New Road, Rustington

Observations by 24th February 2022

EP/3/22/PL Change of use of temporary outside seating area to the rear of the restaurant to be a permanent seating area for the consumption of food and beverages for our customers to use all year round.
Ristorante Al Mare, 2 The Street, East Preston, BN16 1JJ

EP/5/22/HH Erection of single storey rear extension following demolition of existing rear conservatory
3 Hazelmead Drive, East Preston, BN16 1LB

Observations by 3rd March 2022

None

6. To consider Planning Applications received from West Sussex County Council (WSCC).

None

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

None

8. To approve the Minutes of the Meeting held on 24th January 2021.

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

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

* denotes Applications against which the council raised objections

A/253/21/OUT * Outline planning application [...] for the erection of 1 No bungalow...
Land between 32 Downs Way and 2 Ambersham Crescent, Angmering
Refused (Delegated Powers)

| | | |
|-----------------------|--|---|
| EP/152/21/CLE | Certificate of Lawful Development for the existing number of children to 26 per session... Cricket Pavilion, Warren Recreation Ground, Sea Road, East Preston | Planning Permission not required (Delegated Powers) |
| EP/154/21/HH | Erection of single storey side/rear extension... 19 Russells Close, East Preston | Approved subject to Conditions (Delegated Powers) |
| EP/156/21/CLP | Lawful development certificate for a proposed single storey rear extension 24 Meadow Park, East Preston | Planning Permission not required (Delegated Powers) |
| EP/157/21/PL * | Erection of 1 No 2 bed, 3 person dwelling... 4 Beechlands Close and East pf 18 Beechlands Court, East Preston | Refused (Delegated Powers) |
| EP/158/21/HH | Erection of front porch extension 24 Elm Avenue, East Preston | Approved subject to Conditions (Delegated Powers) |
| EP/163/21/HH * | Single storey front extension... 4 Selhurst Close, East Preston | Withdrawn |
| EP/165/21/HH | Single storey rear extension 12 Tamarisk Way, East Preston | Approved subject to Conditions (Delegated Powers) |
| EP/171/21/NMA | Non-material amendment [...] to increase the height of the structure... Merrydown, Kingston Lane, East Preston | Approved (Delegated Powers) |

11. To note any compliance matters.

ENF/152/21 [REDACTED]

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

“Following my recent site inspection and subsequent case review with management, I can now confirm that it is considered that the majority of the original dwelling has not largely been retained & no reference to substantial demolition was made in the proposals for the extensions & roof conversion approved under EP/54/21/HH & EP/103/21/NMA, and therefore, the development in question now constitutes a breach of control under the Town & Country Planning Act 1990, for which planning permission is required.

“In order to regularise this situation, an application for planning permission in retrospect for the development will have to be submitted for consideration within 28 days from the date of this email.

“However, the invitation to submit an application does not prejudice either the subsequent recommendation or the ultimate decision of the Council. In addition, should this development proceed prior to the determination of the new application, it is done so entirely at the owner's own risk.

“Should the development remain without the necessary permission, it will still be open for the Council to take enforcement action to deal with the breach of control should it be considered necessary.”

(email letter dated 24th November 2021)

12. 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/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 (EP/10/21/PL)

C3810/W/21/3280243 Outline Application With All Matters Reserved For The Erection Of A Pair Of One And A Half Storey Semi-Detached Dwellings With Vehicular Access, Private Amenity Space & Landscaping
Land at Downs Way/Heathfield Avenue, Downs Way, East Preston, BN16 1AB (A/46/21/OUT)

13. To consider any matters related to the East Preston Neighbourhood Plan.

14. To receive any update on the Areas of Special Character in East Preston.

15. To note and/or consider the following correspondence:

a) any urgent correspondence received since the publication of this Agenda.

16. New items to be referred to the next meeting (28th 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.