



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th January 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Kit Bradshaw, Elizabeth Linton, Glyn Mathias (Chairman), Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross
Mrs Sioned Vos, East Preston and Kingston Preservation Society
Mrs Lauren Willard, Inspired Designs (until 18:05)

ABSENT: Councillors Christine Bowman and David Moore

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
APC – Angmering Parish Council
FPC – Ferring Parish Council;
RPC – Rustington Parish Council;
WSCC – West Sussex County Council.

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

The meeting opened at 18:00.

040/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllrs Bowman (away) and Moore (hospital appointment).
Mr Lynch, applicant for EP/172/21/PL had given his apologies for this meeting.

041/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Wilkinson	Planning Application EP/172/21/PL	Personal; Cllr Wilkinson lives on the same private estate as the Application site and is a board member of the estate
----------------	-----------------------------------	---

042/22 PUBLIC SESSION

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

043/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

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

Mrs Willard provided the background to this Application.

Mrs Vos said the Preservation Society would not be commenting upon this Application.

Cllr Wilkinson advised the Angmering-on-Sea Estate Residents' Association would not be objecting to this Application.

No public representations had been received.

The committee AGREED unanimously not to object to this Application.

(Mrs Willard left at the end of this item.)

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

Mrs Vos said the Preservation Society would be objecting to the proposed fence although it had no objections about the proposed extensions to the property.

One public representation had been received by the council and the Clerk had circulated that to members earlier in the day of the meeting.

The committee AGREED unanimously it too would object to the proposed fence, too high in this location, but would not object to the proposed extensions.

044/22 MEETING NOT HELD ON 11TH JANUARY

The meeting scheduled for 11th January was replaced with an Advisory Call as no suitable meeting venue was available. Committee members' comments were made to the Chairman of the committee and the Clerk. The Clerk collated these responses, judged whether or not the committee was objecting or not to those Applications, then circulated that information to committee members for them to debate if necessary.

These were the Applications considered in this manner:

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. **OBJECTIONS**
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

The committee AGREED with the Clerk's summation. Comments up all the above Applications, with the exception of EP/164/21/PL, had been submitted to ADC.

045/22 **WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

046/22 **LICENSING APPLICATIONS**

There were no Licensing Applications to be considered.

047/22 **MINUTES OF THE MEETING HELD ON 20TH DECEMBER 2021**

The draft Minutes had been circulated to all councillors on 14th January.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 20th December. Cllr Mathias duly signed the Minutes.

048/22 **RECENT DECISIONS**

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

* denotes Applications 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)

049/22 **COMPLIANCE MATTERS**

ENF/152/21 XXXXXXXXXX

“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)

This case will no longer appear on agendas for this committee.

“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 22nd November 2021)

Planning Application EP/170/21/HH had been raised for this work.

050/22 PLANNING INSPECTORATE APPEALS

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

The Clerk reported the council had been invited to attend a Public Hearing into this appeal. The committee AGREED with the Clerk it was better to leave such matters to those closer to the case and with more experience of Public Hearings.

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

This case had been dismissed by the Planning Inspector and the report had been circulated to committee members on 11th January. The final paragraph of the

Inspector's report read, "For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality as well as on living conditions for neighbours. Accordingly, the appeal is dismissed."

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

At the time of the meeting there was no decision date shown for this appeal.

051/22 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

The committee had a short discussion on whether or not to begin work on reviewing the Neighbourhood Plan immediately or whether it should wait until the new financial year. The committee considered the fact grants were definitely available in the current financial year and that Neil Homer believed they would probably be available in the new financial year too. The council had included £10,000 in its 2022/23 budget to cover such a review anyway.

The committee AGREED to publish an article in the Winter 2022 Newsletter, scheduled for publication in February, seeking volunteers to help with the review. The Clerk would ask Neil Homer whether he felt that was sufficient to be considered a starting point for a grant.

Mrs Vos restated the Preservation Society's willingness to help with the review. Mrs Vos said she felt ADC's Planning Officers were currently paying more notice to the Neighbourhood Plan when considering some Applications.

Mrs Vos also mentioned instances whereby the ADC Planning Officer did not let the council know when substitute plans were received, often very late in the Application's consultation period. The Clerk said this had been raised with ADC before, and the answer given was if the Planning Officer feels the amendments address concerns raised, then the parish council will not be alerted to the substitute plans. Cllr Mathias AGREED to raise this with District Cllr Chapman at the next Full Council meeting.

052/22 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

053/22 **CORRESPONDENCE**

The Clerk reported Angmering Parish Council had asked for this council's support in its objections to Planning Application A/253/21/OUT, for "for the erection of 1 No bungalow dwelling with off street parking and private amenity space" on "Land between 32 Downs Way and 2 Ambersham Crescent Angmering". As this council had objected to a similar Application in Downs Way last year, he had submitted this council's support of APC's objections to ADC. The committee AGREED this had been the correct course of action.

The Clerk also referred to Planning Application R/298/21/PL for the "Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure" on "Land at Rustington Retail Park New Road". The Clerk had contacted his Rustington Parish Council counterpart asking if RPC was going to object to this Application and, if so, did it want support from EPPC. No response had been received to date.

Finally, the Clerk reported the council had been contacted by Barnham & Eastergate Parish Council which had written to Arun District Council advising this council of a decision that council had taken on 14th December that "***in all conscience, they could not, at this time support any more commercial housing developments beyond the commitment contained in the Barnham and Eastergate Neighbourhood Plan and that consequently all future commercial applications for housing development would be objected to on the basis of a twin-track approach citing (a) environmental impact and/or (b) the Barnham and Eastergate Neighbourhood Plan. The only exception being specific sites identified in the BENP as contributing to the Parish Council's current housing target (75 homes).***" The Clerk would circulate the full letter for committee members to consider.

The Chairman reported he had seen a local car repair business had announced it was not having its lease renewed by its landlord. This situation might be worth monitoring.

054/22 NEW MATTERS FOR THE NEXT MEETING (14TH FEBRUARY)

None.

Cllr Linton offered her apologies for the meeting to be held on 14th February.

The Meeting ended at 18:25.

Chairman: *Cllr Glyn Mathias* Date: **14th February 2022**

(END)