



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 14th February 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Kit Bradshaw, Glyn Mathias (Chairman), David Moore and Steve Toney

ALSO: Clerk to the Council, Simon Cross
Mrs Sioned Vos, East Preston and Kingston Preservation Society

ABSENT: Councillors Christine Bowman, Elizabeth Linton and Steven Wilkinson

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.

111/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllrs Bowman (work), Linton (unavailable) and Wilkinson (unwell). Cllr Wilkinson had submitted written comments raising no objections to the three Applications scheduled to be discussed at the meeting. The committee remained quorate.

112/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Toney	Planning Application EP/169/21/HH	Personal; Cllr Toney knows the applicants
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113/22 PUBLIC SESSION

No members of the public were present.

114/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

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

The Chairman and the Clerk provided some background to this Application, specifically the fact both Rustington Parish Council and West Sussex County Council Highways had withdrawn their original objections to this Application, albeit for very different reasons.

The Clerk reported there had been three public objections, one each from residents of Angmering, East Preston and Rustington. He explained broadly the reasons given by each of the residents.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

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

Mrs Vos advised the East Preston & Kingston Preservation Society would not be objecting to this Application.

The Clerk summarised a letter received in May 2021 from a household affected by the outside seating arrangement.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

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

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

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

Observations by 3rd March 2022

None

The Chairman reported substitute plans had been received for Planning Application EP/169/21/HH for 11, Worthing Road. The Chairman described the changes and the committee AGREED unanimously the changes were not sufficient to make it withdraw its objections. Mrs Vos said the Preservation Society would also not be withdrawing its objections.

115/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

116/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

117/22 MINUTES OF THE MEETING HELD ON 24TH JANUARY 2022

The draft Minutes had been circulated to all councillors on 26th January asking for any suggested amendments to be submitted by midday on 2nd February. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24th January. Cllr Mathias duly signed the Minutes.

118/22 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

119/22 RECENT DECISIONS

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

* denotes Applications against which the council raised objections

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)

The reasons given for refusal were:

1. The development would result in a significant reduction in an area of open space which is one of a number of similar areas which are integral to the character and appearance of the locality. By reason of its location, height, roof form, scale, mass and bulk, the proposed dwelling would appear out of scale and character with surrounding development. The new building would be highly visible, overly dominant and visually prominent to the detriment to the street scene and residential amenities of neighbouring residents contrary policies D SP1 and D DM1 of the Arun Local Plan, Policies HD5 and HD6 of the Angmering Neighbourhood Plan and the Arun Design Council Design Guide SPD and the National Planning Policy Framework.
2. The proposed dwelling would fail to comply with the minimum garden sizes in the Arun District Council Design Guide SPD and thus provide sub-standard external amenity space to serve these occupants. As such, the proposals would not provide adequate quality living accommodation, contrary to policy D DM1 Arun Local Plan, the Arun District Council Design Guide SPD and the NPPF.

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 of 18 Beechlands Court, East Preston
Refused (Delegated Powers)

The reasons for refusal are as follows:

- 1 Given the irregular shape of the plot and the height, design and forward position of the dwelling the development would result in a cramped and overdeveloped appearance of the plot and an overly dominant 2 storey dwelling which is jarring in the street scene and out of

keeping with the visual amenities of the locality in conflict with policies D DM1 and D SP1 of the Arun Local Plan, Part P of the Arun Design Guide and Policies 1 and 3 of the East Preston Neighbourhood Plan.

2 The proposal is contrived in configuration and the limited and awkwardly shaped plot enclosed with fencing would result in a form of development which would be detrimental to the outlook of the neighbouring property and results in a form of development that does not enhance the quality of the environment for existing 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/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)

120/22 COMPLIANCE MATTERS

ENF/152/21 18 Normandy Drive, East Preston, BN16 1LU

ENF/454/21 Alleged Unauthorised Breach of Planning Control
38 The Roystons, East Preston, BN16 2TS

“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 approved for this work, and the Clerk had circulated details of the approval to committee members earlier in the day.

121/22 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/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

The Planning Inspectorate website showed an event for this week, but did not describe what event that might be.

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)

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

122/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

With the supporting papers for this meeting, the Clerk had circulated a fee proposal from Oneill Homer for assistance with any review of the East Preston Neighbourhood Plan. The Clerk had also circulated a further email from Neil Homer saying he was pretty certain there would be grant funding available again from June onwards. The fee proposal read, "If you are planning to use the grant programme, for which the review ought to qualify, then our day rate is £550 + VAT, requiring a fee of £8,800 + VAT. We will also require a travel budget of £200 + VAT for a site visit and face-to-face meetings. I expect we will need to modify the Policies Map of the made plan, which will require an updated OS licence for our mapping software (usually about £50 - £100). There will be no other expenses."

The Clerk reported an article had been included in the Winter 2022 Newsletter which had gone to print at the end of the week before the meeting. As a result of the newsletter being circulated electronically to all councillors, Cllr Wilkinson had said he would like to be part of any group reviewing the Neighbourhood Plan.

The committee AGREED unanimously to accept Oneill Homer's fee proposal with a potential start date of June 2022.

123/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

124/22 CORRESPONDENCE

The following three letters were considered by the committee.

Barnham and Eastergate Parish Council had written to the council on 19th January, enclosing a copy of a letter it had sent to Arun District Council saying it would in future object to all Planning Applications to build in the village that were not on sites included in the Barnham and Eastergate Neighbourhood Plan. The committee AGREED unanimously to note the comments made in the letter but felt the development situation in East Preston was so different, the policy would not be helpful in East Preston.

A letter from Aldingbourne Parish Council had been circulated to all Arun District local councils on 8th February by the West Sussex Association of Local Councils. This was a letter Aldingbourne Parish Council had sent to its MP, Andrew Griffith. Although there had been a suggestion this council should write a similar letter to Sir Peter Bottomley MP, the committee AGREED unanimously to note again the comments made in the letter but felt the development situation in East Preston was so different, the policy would not be helpful in East Preston.

Ferring Parish Council and Ferring Conservation Group had both contacted this council for support in resisting any Applications to develop land at Lansdowne Nurseries. The committee AGREED unanimously to support any objections raised by Ferring Parish Council to relevant Planning Applications.

125/22 NEW MATTERS FOR THE NEXT MEETING (28TH FEBRUARY)

None.

The Meeting ended at 18:21.

Chairman: *Cllr Glyn Mathias* Date: **28th February 2022**

(END)