



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 28<sup>th</sup> February 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

**MEMBERS PRESENT:** Councillors Christine Bowman, Kit Bradshaw, Elizabeth Linton, Glyn Mathias (Chairman), David Moore, Steve Toney and Steven Wilkinson

**ALSO:** Clerk to the Council, Simon Cross

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.

### **171/22 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

An apology had been received from Mrs Vos, Chairman of the East Preston & Kingston Preservation Society. Mrs Vos had provided comments on the three Applications on the meeting's Agenda.

### **172/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Bowman, Linton and Mathias	Planning Application EP/9/22/HH	Personal; all three live on the same private estate as the Application
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### **173/22 PUBLIC SESSION**

No members of the public were present.

### **174/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 10<sup>th</sup> March 2022

**EP/9/22/HH** Single storey front extension and conversion of integral garage

Mrs Vos had written in, "the Society will probably object again, as the extension would still be too close to the boundary at the north. I note that the application form states that there are no trees or hedges on the property or adjoining properties which are within falling distance of the proposed development. This does not appear to be accurate, neither does the statement that trees or hedges will not need to be removed or pruned to carry out the proposal."

The committee was also aware of the objections of one member of the public about this Application.

The committee AGREED unanimously it would object to this Application and support the Preservation Society's concerns about the proximity of the extension to the boundary. The committee was also concerned at the loss of a garage for this property although accepted there was some driveway space available. The committee also felt the proposal was close to overdevelopment of the site.

**EP/11/22/HH** Erection of single storey rear extension and external alterations following the demolition of existing rear conservatory/lean to  
24 Normandy Lane, East Preston, BN16 1LY

Mrs Vos had written, "The Society might comment. Normandy Lane is now a hotchpotch of materials and finishes but it is regrettable that they propose to remove an original brick gable feature at the front, only to replace it with "Tudor timbering". The design of the rear extension with a gable to the north could also be objectionable: even though it is set back, it will not be unobtrusive from the road. A hipped roof would have been better, and less overbearing on the property next door, which has itself been extended."

No other public representations had been received about this Application.

The committee AGREED unanimously to object to this proposal on the grounds the proposed materials will be out of keeping and the proposed rear extension could be overly visible from Normandy Lane itself. Committee members had found the plans difficult to read.

**EP/14/22/PL** Erection of Village Clock. This application is in CIL Zone 4 and is not CIL liable as other development  
Land Fronting 15 and 31 Sea Road, East Preston, BN16 1JN

As this was a parish council Application, the committee chose not to comment. Mrs Vos had said the Preservation Society would not be commenting. The Clerk reported one letter of objection had been submitted to ADC so far, that complaining there was no need for a public clock these days.

Observations by 17<sup>th</sup> March 2022

None

**175/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**176/22 LICENSING APPLICATIONS**

There were no Licensing Applications to be considered.

**177/22 MINUTES OF THE MEETING HELD ON 14<sup>TH</sup> FEBRUARY 2022**

The draft Minutes had been circulated to all councillors on 15<sup>th</sup> February asking for any suggested amendments to be submitted by midday on 22<sup>nd</sup> February. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 14<sup>th</sup> February. Cllr Mathias duly signed the Minutes.

#### 178/22 MATTERS ARISING FROM PREVIOUS MEETINGS

**Minute 114/22 – EP/3/22/PL – Ristorante Al Mare, 2 The Street, East Preston, BN16 1JJ** – the Clerk reported there had been a flurry of objections submitted to ADC about this Application, authors expressing their concerns about the likely noise levels the proposal would generate and the inability for them to enjoy their own gardens whilst others were dining in the restaurant’s open space. Committee members discussed this and considered the objections were more relevant to Licensing than Planning. The Clerk had mentioned this to some of the objectors who had been in direct contact with him. The committee was not minded to revisit its decision on this Application.

#### 179/22 RECENT DECISIONS

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

\* denotes Applications against which the council raised objections

<b>EP/164/21/PL</b>	Installation of 3 No LED lights... Warren Recreation Ground car park, Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/166/21/HH *</b>	Single storey front extension... 8 Seawaves Close, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/168/21/HH</b>	Erection of self-contained annexe in rear 23 Warren Crescent, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/169/21/HH *</b>	First floor rear extension... 11 Worthing Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/170/21/HH *</b>	Erection of new single storey extensions... 38 The Roystons, East Preston	Approved subject to Conditions (Delegated Powers)

#### 180/22 COMPLIANCE MATTERS

**ENF/152/21** [REDACTED]

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

Although Planning Application EP/170/21/HH had been approved for this work, this case would remain on the Agenda until official notification of its closure had been received.

#### 181/22 PLANNING INSPECTORATE APPEALS

**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)

The appeal was dismissed in a decision published on 18<sup>th</sup> February. The Clerk had circulated the Decision Notice on the day of the meeting.

**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)

No future dates had yet been published for this appeal.

**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 appeal was allowed in a decision published on 25<sup>th</sup> February. The Clerk had circulated the Decision Notice on the day of the meeting.

### **182/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

### **183/22 AREAS OF SPECIAL CHARACTER**

Nothing to report.

### **184/22 CORRESPONDENCE**

The Clerk introduced two reports which had been circulated in advance of the meeting.

The first was correspondence with Dan Carman, ADC Local Land Charges Manager, on the subject of **Assets of Community Value**. As the committee was already aware, the eleven Assets of Community Value (ACVs) as listed in Proposal 1 of the Neighbourhood Plan had all expired from the listing, five years having passed since their initial listing. Cllr Wilkinson and the Clerk had attempted to relist the Conservative Hall, ahead of relisting all eleven, but the application was on hold as ADC required further information which the Clerk had not yet been able to provide. The correspondence with Mr Carman had arisen from the sale of The Seaview Hotel, which was the one location in the village still listed as an ACV, although its listing had not arisen from the Neighbourhood Plan. Mr Carman confirmed the business had been sold as a going concern and therefore had not been covered by its listing as an ACV.

On Arun's list of ACVs, 79 locations had been listed by February 2017, i.e. those which would now have expired. Fewer than twenty appeared to have had their listing reapplied for. Part of Mr Carman's explanation for this was local councils had a better understanding of what having ACV status achieved. Only one property in Arun District had come up for sale, and the community had chosen not to buy it. In the Clerk's recent conversation with Homer Oneill about reviewing the Neighbourhood Plan, Neil Homer had also said communities had a better understanding of ACVs now and were generally listing fewer. The committee AGREED to hear the Preservation Society's view of this before deciding any course of action.

The second correspondence was covered by the following report:

## **Correspondence – Permitted Development**

**Committee is asked to consider correspondence with District Cllr Chapman on the subject of Permitted Development.**

At a recent meeting of town and parish council chairmen within Arun, Cllr Toney learned a bit about Part 12 of The Town and Country Planning (General Permitted Development) (England) Order 2015 refers to works local authorities can undertake as Permitted Development. This would appear to include the Warren Recreation Ground car-park lighting

standards and possibly the Jubilee Clock – three Full Planning Applications we maybe did not need to raise. I have written to District Cllr Chapman asking his view on this, stating we are not Planning experts but ADC Planning Department is, concluding it is disappointing if Cllr Toney and I have interpreted the Order correctly and we could have saved both organisations a lot of time and this council money if someone at ADC had only thought to advise us on what we needed. At the time of writing this supporting paper, I have only just written to District Cllr Chapman but I hope to have at least an initial response by the time of the meeting.

Simon Cross – **Clerk to the Council**

18<sup>th</sup> February 2022

The Clerk reported District Cllr Chapman had acknowledged his email but had not yet been able to provide a fuller response.

**185/22 NEW MATTERS FOR THE NEXT MEETING (14<sup>TH</sup> MARCH)**

None.

*The Meeting ended at 18:21.*

Chairman: *Cllr Glyn Mathias* Date: **14<sup>th</sup> March 2022**

(END)