



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 14th March 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.

215/22 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.

216/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Linton and Mathias	Planning Applications EP/19/22/HH and EP/21/22/HH	Personal; both live on the same private estate as the Applications
Cllr Bowman	Planning Applications EP/19/22/HH and EP/21/22/HH	Personal; also lives on the same private estate as the Applications and is married to the Planning Director of the estate's Residents' Association board

217/22 PUBLIC SESSION

No members of the public were present.

218/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 24th March 2022

None

Observations by 31st March 2022

EP/19/22/HH

Single storey rear extension, revised dormer and raised garage roof
52 The Roystons, East Preston, BN16 2TS

The Clerk reported Mrs Vos had advised the Preservation Society would at least comment upon this Application if not go so far as to object outright.

The committee AGREED unanimously to raise no objections to this Application.

EP/21/22/HH

Installation of front dormer
35 The Ridings, East Preston, BN16 2TW

The Clerk reported Mrs Vos had advised the drawings for this Application were unhelpful as, without a roof plan, it was impossible to interpret the elevations.

The committee AGREED unanimously to object to this Application on the grounds the property was currently one of an attractive pair of bungalows and this would unbalance the pair. The committee felt the proposed alterations were perhaps heavy-handed and could result in a rather less attractive building than it is currently. The rectangular redesign of the roof could have a particularly negative impact upon the streetscene of a road in which most properties have retained their 1930s essence.

The committee also felt a roof plan would have been helpful.

Observations by 7th April 2022

EP/23/22/HH

Conversion of roofspace to habitable use to include a rear dormer and front rooflight, single storey rear extension, and timber framed lean to porch to front
5 Chiltern Close, East Preston, BN16 1RE

Mrs Vos had advised the Preservation Society would at least comment upon this Application if not go so far as to object outright.

The committee AGREED unanimously to object to this Application on the grounds the property is half of a connected matching pair, and this proposal risked unbalancing the pair. Properties in Chiltern Close have mainly remained original and this proposal may also result in a negative impact on the streetscene. The committee was also concerned at the appearance of a porch support which would make accessing the garage by car impossible. The committee raised no concerns about the single storey rear extension.

The committee questioned the use of the phrase “front rooflight” for the fenestration proposed.

219/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

220/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

221/22 MINUTES OF THE MEETING HELD ON 28TH FEBRUARY 2022

The draft Minutes had been circulated to all councillors on 7th March.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 28th February. Cllr Mathias duly signed the Minutes.

222/22 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising from the meeting held on 28th February.

223/22 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/167/21/HH * Erection of single storey rear and side extension...
2 Vicarage Lane, East Preston

Refused (Delegated Powers)

The reason given for the refusal was:

“By reason of its siting, height and scale the proposed new fence to front and side garden (south and east boundary) will have an unacceptable harmful impact on the appearance and character of the surrounding area in conflict with policy D DM1 of the Arun Local Plan, policy 2 of the East Preston Neighbourhood Plan and the Arun Design Guide.”

224/22 COMPLIANCE MATTERS

ENF/152/21 [REDACTED]

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

The following letter had been received on the day of the meeting:

“Further to my previous communications, I can now advise that the alleged breach of planning control has been regularised following the approval of EP/170/21/HH.

“Details of the decision can be viewed here: <https://www.arun.gov.uk/planning-application-search>

“Therefore, my case is now closed and no further action will be taken in respect of this matter.

“However, should any further unauthorised development take place again in the future, this case may be re-opened and further action taken.

“On behalf of the Council, I would like to thank you for bringing this matter to our attention.”

ENF/51/22 Alleged Unauthorised Outbuildings
[REDACTED]

The Clerk reported this case had been raised by the council on 3rd March. The initial response from ADC had been received on the 10th March:

“Thank you for your enquiry, which was received by the Compliance team on the 3rd March 2022.

“Due to an ongoing staff shortage we will be unable to investigate your enquiry within our normal time scales. I apologise for the delay. Your enquiry will be dealt with but it is unlikely to have an initial response before 3 months.”

225/22 PLANNING INSPECTORATE APPEALS

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)

As of the morning of the meeting, no future dates had yet been published for this appeal.

226/22 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

The Clerk reported another household had put itself forward to be part of any review team.

227/22 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

228/22 **CORRESPONDENCE**

Further discussion of the correspondence with ADC about Assets of Community Value was deferred until the council had heard the view of the Preservation Society.

229/22 **NEW MATTERS FOR THE NEXT MEETING (28TH MARCH)**

None.

The Meeting ended at 18:19.

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