



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

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

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

**ALSO:** Clerk to the Council, Simon Cross  
Mrs Sioned Vos, East Preston & Kingston Preservation Society  
Residents of Normandy Drive (both until 18:16)

**ABSENT:** Councillors Christine Bowman and Steve Toney

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The following abbreviations may appear in these Minutes:

ADC – Arun District Council;  
APC – Angmering Parish Council  
FPC – Ferring Parish Council;  
RPC – Rustington Parish Council;  
WSSC – 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;

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The meeting opened at 18:01.

### **239/22 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence were received and accepted from Cllrs Bowman and Toney.

### **240/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Interests were declared.

### **241/22 PUBLIC SESSION**

The Residents of Normandy Drive expressed their concerns about Planning Application, EP/24/22/HH for 3 Normandy Drive.

### **242/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 14<sup>th</sup> April 2022

**EP/24/22/HH** Conversion of roof space to habitable use to include a side dormer  
3 Normandy Drive, East Preston, BN16 1LT

Mrs Vos said the Preservation Society would be objecting to this Application as the dormer is overwhelming and not subservient to the host roof, contrary to the East Preston Village Design Statement. The proposals for the roof on the western elevation were contrary to Policy 3 of the East Preston Neighbourhood Plan.

The committee AGREED unanimously to object to this Application on the grounds the proposed (already half-built) dormer will be unsightly and will be out-of-keeping with the streetscene. Owing to the angle of neighbouring properties, this dormer will be more visible than it may have been in other locations, even within the same road. The scale and position of the dormer will result in a loss of privacy for the neighbours to the west of the property. Two of the neighbouring properties to the west are currently unoccupied but the committee agreed with the Preservation Society's concern for the amenities of the future occupiers of these properties. The committee also felt the proposal represented overdevelopment of a small plot.

The committee AGREED unanimously the Clerk should inform the village's District Councillors and ask for the Application to be decided only by the ADC Planning Committee.

(The residents of Normandy Drive left the meeting at this point.)

#### Observations by 7<sup>th</sup> April 2022

**EP/20/22/HH** Continuation of pitched roof above existing flat roof extension  
67 Worthing Road, East Preston, BN16 1DE

Mrs Vos said the Preservation Society was unlikely to object to this Application.

No other public representations had been received by the council.

The committee AGREED unanimously not to raise any objections to this Application.

The Clerk would mention to the Planning Officer the drawings confused East and West elevations between the existing and proposed drawings.

#### Observations by 14<sup>th</sup> April 2022

**EP/26/22/HH** Erection of single storey side and rear extension and first floor side extension following the demolition of existing rear conservatory and first floor terrace  
58 Sea Road, East Preston, BN16 1LP

Mrs Vos said the Preservation Society may express its concern about the lack of drainage provision evident in the photographic mock-up of how the property will look, but the Society would not be objecting to the Application.

The Clerk reported two properties facing the Application site had both informed him they would not be objecting to this Application. No other public representations had been received.

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

#### **243/22** WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

#### **244/22** LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

**245/22 MINUTES OF THE MEETING HELD ON 14<sup>TH</sup> MARCH 2022**

The draft Minutes had been circulated to all councillors on 18<sup>th</sup> March.

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

**246/22 MATTERS ARISING FROM PREVIOUS MEETINGS**

There were no matters arising from the meeting held on 14<sup>th</sup> March.

**247/22 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/172/21/PL</b>	Amendments to previous approval EP/162/21/PL... Land East of 1 The Way, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/2/22/DOC</b>	Approval of details reserved by condition imposed under EP/142/21/HH... 38 Vermont Drive, East Preston	Refused (Delegated Powers)

The reason given for refusal was:

“Arun District Council have decided to REFUSE details reserved by condition for the following reasons:

“The discharge of Condition (3) requiring approval of materials is refused for the following reason:

“Under application EP/142/21/HH within the officer’s report it was noted that the spatial character of the area was compromised by the proposed development and that it was only acceptable due to the strong fall-back position of Permitted Development. However, in order to control the application to an acceptable level it was stated that an appropriate material choice would be required. The light grey cladding chosen is considered unacceptable in that it will highlight the unsympathetic and overly dominant nature of the dormers, as such this application is refused.”

<b>EP/5/22/HH</b>	Erection of single storey rear extension... 3 Hazelmead Drive, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/6/22/CLP</b>	Certificate of Lawful Development for proposed concrete hard standing area onto which will be placed a log cabin mobile home 11 Somerset Road, East Preston	Withdrawn

**248/22 COMPLIANCE MATTERS**

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

**ENF/51/22** Alleged Unauthorised Outbuildings  
[REDACTED]

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

“Thank you for your enquiry, which was received by the Compliance team on the 3<sup>rd</sup> 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.”

**249/22 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.

**250/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report at this time.

**251/22 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**252/22 CORRESPONDENCE**

Mrs Vos was unaware of the correspondence between the Clerk and the Local Land Charges Manager at ADC. The Clerk explained the background and said he would forward the relevant correspondence to Mrs Vos ahead of a further discussion taking place.

The Clerk reported the council had received letters from both Angmering and Ferring Parish Councils seeking its support in objecting to large Applications they are already battling or expect to be battling soon. The committee AGREED unanimously to offer this council's support to those objections.

**253/22 NEW MATTERS FOR THE NEXT MEETING (11<sup>TH</sup> APRIL)**

None.

*The Meeting ended at 18:40.*

Chairman: *Clr Glyn Mathias* Date: **11<sup>th</sup> April 2022**

(END)