



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 11th April 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, Steve Toney and Steven Wilkinson

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

ABSENT: Councillor Christine Bowman

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.

301/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Bowman (away).

302/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

303/22 PUBLIC SESSION

No members of the public were present.

304/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 23rd April 2022

EP/32/22/HH Erection of single storey side and rear extensions with mono pitched roofs
2 Vicarage Lane, East Preston, BN16 2SP

Although concerned there was no description of any boundary treatments proposed, Mrs Vos said the Preservation Society would not be objecting to this iteration of the proposal.

No public representations had been received.

The committee AGREED unanimously it had no objections to this Application.

EP/33/22/HH Erection of single storey front extension to create attached garage and installation of front porch canopy following the demolition of existing detached garage
24 Elm Avenue, East Preston, BN16 1HL

Mrs Vos reminded the meeting, the Application site was in the Elm Avenue, Golden Avenue (part), Kingston Lane (part), North Lane (part) East Preston Area of Special Character. Mrs Vos added the Preservation Society would possibly be commenting as there were concerns the proposed garage was too far forward of the existing building line and neighbouring garage and there were concerns about drainage in that area too.

No public representations had been received.

The committee AGREED to object to this proposal as it was in an Area of Special Character and proposed to bring the building line forward. Two councillors voted against objecting to this proposal.

Observations by 30th April 2022

EP/34/22/HH Two storey side/rear extension
111 North Lane, East Preston, BN16 1HB

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

No public representations had been received about this Application.

The committee AGREED unanimously not to object although there were some concerns about the proximity of the proposal to the boundary.

305/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

The committee considered the following Planning Applications:

Observations by 30th April 2022

A/45/22/PL Erection of 167 No new homes in a mix of 1-4 bedroom properties... (resubmission following A/129/21/PL)...
Rustington Golf Centre, Golfers Lane, Angmering

The committee AGREED unanimously to support Angmering Parish Council in any objections it raised against this Application.

A/50/22/PL Erection of 76 No dwellings... (resubmission following A/168/21/PL)...
Land south of Littlehampton Road, East of Worthing Road, Angmering

The Clerk reported ADC had called upon Section 70A of the Town and Country Planning Act 1990 to decline to determine this application as ADC believed it to be "substantially the same as A/168/21/PL and there has been no significant change".

306/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

307/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

308/22 MINUTES OF THE MEETING HELD ON 28TH MARCH 2022

The draft Minutes had been circulated to all councillors on 1st April, asking for suggested amendments by 4th April. None were received.

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

309/22 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

The Clerk reported substitute plans had submitted for EP/24/22/HH for 3 Normandy Drive. The substitute plans did not address any of the concerns the council and local residents had about the proposed dormer on the western side of the roof but added three rooflights to the eastern side of the roof, which had led other neighbours to be concerned. The committee AGREED unanimously to object to the proposed rooflights in support of the neighbours.

310/22 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/9/22/HH * Single storey front extension...
4 Selhurst Close, East Preston
Approved subject to Conditions (Delegated Powers)

EP/11/22/HH * Erection of single storey rear extension and external alterations...
24 Normandy Lane, East Preston
Approved subject to Conditions (Delegated Powers)

311/22 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 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.”

There were no updates to the compliance cases currently being considered by ADC.

312/22 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.

C3810/W/22/3295115 Erection Of 76 No. Dwellings, Means Of Access, Public Open Space, Play Areas, Associated Infrastructure & Landscaping. This Application Is A Departure From The Development Plan, Is In Cil Zone 5 And Is Cil Liable As New Dwellings & Affects A Public Right Of Way.
Land South Of Littlehampton Road and East of Worthing Road, Angmering, BN12 6PN (A/168/21/PL)

The Clerk advised the meeting of this new Appeal, which was being determined on the basis of a public inquiry. The committee asked the Clerk to ask Angmering Parish Council if there was anything further it wanted East Preston Parish Council to submit in writing to this Appeal.

313/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report at this time.

314/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

315/22 CORRESPONDENCE

Cllr Bradshaw spoke in support of the following written report he had provided following a visit to the public consultation for a proposed housing development at Highdown Vineyard.

“On Wednesday 30th March 2022 at 18:15 I visited the Highdown Vineyard housing demo at Ferring Village Hall. Much to my disappointment there wasn't a small model of the planned housing development on show, but there was a selection of large signs with information (typed and drawings) on each of them and several people involved with the project to talk to. I spoke with the friendly Ronan Mellett, director of [Rego Property](#), for several minutes about the plans. I mentioned how the timing of another looming planning application wasn't good and that the area is going to be somewhat crowded should all the current ideas along the same road between Goring and Littlehampton come to fruition. Ronan listened to my woes and handed me a business card, he said we could email him if we have any other questions. We both thanked each other for each other's time and I left.”

316/22 CORRESPONDENCE – COMMUNITY INFRASTRUCTURE LEVY (CIL)

The committee noted a letter from Arun District Council received on 1st April, informing it a payment of £1,271.18 Community Infrastructure Levy will be made to this council before the end of the month. This payment referred to the development at Cottage Pie, South Strand, EP/49/21/PL.

317/22 CORRESPONDENCE – CG HOMES

The Clerk reported the council had received the following letter from [CG Homes](#):





T00040/385B/808B02ED/16821/000716/A

Landowner
East Preston Parish Council
122 Sea Road East
Preston
BN16 1NN



5th April 2022

CG Homes and Land
One Pancras Square
London
N1C 4AG

FAO: RECIPIENT

Please excuse the direct letter, we are a strategic land development company with over 15 years of experience in developing luxury homes in London and the South-East. We also work with many developers and act as a land agent for land owners wishing to market their plots.

We are interested in discussing options and potentially making an offer on your land:

Warren Recreation Ground Car Park 40 Sea Road East Preston BN16 1JP

We would also be interested in any other land you may own or know of with development potential.

If you are interested in discussing this further please call our land manager Matt directly on 07555211751 or alternatively email him on matt@cghomes.co.uk

Warm regards,

Stacey Walters

CG Homes and land

One Pancras Square, London, N1C 4AG
www.cghomes.co.uk

After a good laugh, the committee AGREED the letter probably referred to the whole of the Warren Recreation Ground rather than just the car-park and that the land was not for sale.

318/22 NEW MATTERS FOR THE NEXT MEETING (25TH APRIL)

Mrs Vos asked the council to look at Planning Application EP/36/22/CLP which, although a Certificate of Lawfulness Application, looked as if it might result in a development overbearing to its neighbours. Cllr Mathias and the Clerk said they would look at this Application.

The Meeting ended at 18:30.

Chairman: *Cllr Glyn Mathias* Date: **25th April 2022**

(END)