



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 25th April 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 and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society

Mr and Mrs F (until 18:43)

ABSENT: Councillor Steve Toney

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 18:02.

340/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Toney (representing the council elsewhere).

341/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Linton and Mathias	Planning Application EP/39/22/HH	Personal; both live on the same private estate as the Application
Cllr Bowman	Planning Application EP/39/22/HH	Personal; also lives on the same private estate as the Application and is married to the Planning Director of the estate's Residents' Association board.
Cllr Moore	Planning Application EP/35/22/HH	Personal; lives on the same private estate as the Application
Cllr Wilkinson	Planning Application EP/35/22/HH	Personal; Cllr Wilkinson lives on the same private estate as the Application site and is a board member of the estate

342/22 PUBLIC SESSION

Mr and Mrs F gave detailed reasons for each element of their Planning Application, EP/39/22/HH, for Breakers, 29 Tamarisk Way. Mr and Mrs F also answered questions put to them by committee members.

343/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 8th May 2022

EP/39/22/PL Variation of condition imposed under EP/157/20/HH relating to condition 2-plans condition to include the retention of original outbuilding to the south of garage rather than the approved enlarged outbuilding, slight change to orientation of garage, removal of chimney, introduction of small catslide roof portion on the western elevation, removal of browed eaves above windows to become flat eaves, removal of covered bench building and revert to the existing rainwater below ground rather than soakaways due to the reduction of the footprint
Breakers, 29 Tamarisk Way, East Preston, BN16 2TE

Noting her Personal Interested as stated in Minute 341/22 above, Cllr Bowman elected not to comment upon this Application but reserved the right to vote.

Mrs Vos stated the Preservation Society would not be commenting upon this Application.

No other public representations had been received about this Application.

The Chairman said that when dealing with the previous Planning Application, the Planning Committee would have liked to see the main features of the property retained, i.e. the thatched roof, the chimneys and the eyebrows above the windows. The committee had accepted that the thatched roof was to be replaced by tiles but was assured that the chimneys and eyebrows above the windows were to be retained,

The current Application proposed removing one of the chimneys (already done) and the eyebrows above the windows (also already removed).

The committee was therefore minded to object to the application.

The applicant explained why they were taking the action but members of the committee still felt they would like these matters looked at further by the applicant.

After much debate, the committee AGREED not to object to this Application on the understanding the applicants would revert to their architects and look again at ways in which the chimney could be visually retained or reproduced and the same for the browed eaves. Cllr Mathias voted against this.

(Mr and Mrs F left the meeting at this point.)

EP/37/22/HH Erection of single storey rear extension with new raised patio following demolition of existing conservatory
11 Willowhayne Crescent, East Preston, BN16 1PJ

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

No other public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

Observations by 13th May 2022

None

Observations by 20th May 2022

EP/35/22/HH Erection of single storey front extension, first floor front/side extension and alterations to fenestration/openings
West House, South Strand, BN16 1PN

Mrs Vos said the Preservation Society would be objecting to this Application for a number of reasons including disagreeing with statements made in the Pre-Application Advice section of the application form and the proposal being of poor design.

No other public representations had been received about this Application.

The committee AGREED unanimously to object to this Application on the same grounds as the Preservation Society and also to express concern about the measurement between West House and Dolphins quoted in the Pre-Application Advice section of the application form.

344/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in this category for the council to consider.

345/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

346/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

347/22 MINUTES OF THE MEETING HELD ON 11TH APRIL 2022

The committee AGREED the Minutes could be signed as a true record of the meeting held on 11th April. Cllr Mathias duly signed the Minutes.

348/22 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 304/22 – ADC Planning Applications – EP/32/22/HH – the Clerk reported Planning Application EP/44/22/CLP had been submitted for the boundary treatment of 2, Vicarage Lane. The Application proposed a length of fencing 2m high to the front and side of the property. The Clerk had contacted the Planning Officer who had confirmed Permitted Development allowed a newly installed fence, not adjacent to the highway can only be built up to 2m in height, and only 1m adjacent to the highway. The term “highway” was open to interpretation. The committee AGREED unanimously the Clerk should comment upon this Application that the committee felt the location of the proposed fence was adjacent to the highway.

349/22 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/14/22/PL Erection of Village Clock...
Sea Road, East Preston

Approved subject to Conditions (Delegated Powers)

350/22 COMPLIANCE MATTERS

ENF/152/21 [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.

351/22 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)

On 21st April, the appeal had been decided in the applicant’s favour.

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)

As of the morning of the meeting, no decision date had been shown on the website.

352/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report at this time.

353/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

354/22 CORRESPONDENCE

There was no correspondence to consider.

355/22 NEW MATTERS FOR THE NEXT MEETING (10TH MAY)

Nothing was suggested. Please note the next meeting will be on Tuesday, 10th May, most likely in the upstairs meeting room as the school.

The Meeting ended at 18:52.

(END)