



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 13th June 2022 at East Preston Infant School, Lashmar Road, East Preston at 17:30

MEMBERS PRESENT: Councillors Elizabeth Linton, Glyn Mathias (Chairman) and Steve Toney

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

ABSENT: Councillors Christine Bowman, Kit Bradshaw, David Moore and Steven Wilkinson

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 17:30. Cllr Mathias thanked those present for their agreement to change the start time of the meeting.

530/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllrs Bowman (away), Bradshaw (work), Moore (Covid ping) and Wilkinson (away).

531/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

532/22 PUBLIC SESSION

No members of the public were present.

533/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 18th June 2022

EP/53/22/HH Hip to gable loft conversion with rear dormer
38 Hillview Crescent, East Preston, BN16 1RQ

Mrs Vos advised the East Preston & Kingston Preservation Society would be objecting to this Application as it was contrary to section 3.2 of the East Preston Neighbourhood Plan as the hip to gable change will alter the streetscene, the proposed dormer is overly long and may result in increased overlooking of neighbouring properties, and the proposed change will unbalance this pair of small bungalows.

The Clerk reported a member of the public had booked to talk to him about this Application on the morning after the meeting.

No other public representations had been received.

The committee AGREED unanimously to object to this Application on the same grounds as given by the Preservation Society.

Observations by 25th June 2022

EP/55/22/PL Variation of condition imposed under EP/41/17/PL relating to condition 2 – approved plans
4 Beechlands Cottage, Beechlands Close, East Preston, BN16 1JT

Mrs Vos stated the Preservation Society would not object to this Application as it was mostly already approved and the proposed changes would possibly result in a more attractive end product.

No public representations had been made about this Application.

The committee AGREED unanimously to object to this Application on the same grounds as EP/41/17/PL, with reference to concerns about the lack of amenity space at the property, the safety of the east-facing front door and concerns about parking availability.

EP/57/22/HH Demolition of garage and erection of two single storey extension
1 Saxon Close, East Preston, BN16 1DX

Mrs Vos said the Preservation Society would not be objecting to this Application although the council may wish to consider whether or not it was concerned about the parking provision in the Application.

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application but the Clerk should express a concern about the parking provision.

Observations by 30th June 2022

EP/56/22/HH Single storey front and rear extension
8 Woodbridge Park, East Preston, BN16 1NL

This Application had been withdrawn following an apparent change in the Applicant's circumstances.

534/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

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

535/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

536/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

537/22 MINUTES OF THE MEETING HELD ON 23RD MAY 2022

Draft Minutes from the meeting held on 23rd May had been circulated to all councillors on 27th May, asking for suggested amendments by 6th June. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 23rd May. Cllr Mathias duly signed the Minutes.

538/22 MATTERS ARISING FROM PREVIOUS MEETINGS

None.

539/22 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/32/22/HH	Erection of single storey side and rear extensions... 2 Vicarage Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/33/22/HH *	Erection of single storey front extension... 24 Elm Avenue, East Preston	Approved subject to Conditions (Delegated Powers)
EP/34/22/HH	Two storey side/rear extension 111 North Lane, East Preston	Refused (Delegated Powers)

The reasons given for refusal were:

“The proposed two storey rear extension would, by virtue of its size and siting adjacent to the eastern boundary, result in an unacceptable loss of light and outlook to the adjoining residential property and would have a significant negative impact on that property to the detriment of the amenities of its occupiers in conflict with policies D DM1 (3) and D DM4 (c) of the Arun District Local Plan.”

EP/36/22/CLP	Lawful development certificate for a proposed loft conversion... 38 Hillview Crescent, East Preston	Planning Permission Required (Delegated Powers)
EP/37/22/HH	Erection of single storey rear extension... 11 Willowhayne Crescent, East Preston	Approved subject to Conditions (Delegated Powers)

540/22 COMPLIANCE MATTERS

ENF/152/21 [REDACTED]

ENF/51/22 Alleged Unauthorised Outbuildings
[REDACTED]

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

541/22 PLANNING INSPECTORATE APPEALS

- 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)
- C3810/W/22/3292613** Demolition Of Existing Single Storey Projection On Host Dwelling, Removal Of Swimming Pool And Erection Of 1 No. Detached 1½ Storey Self-Build Dwelling With Detached Garage Building On Existing Garden Land. This Application Is In Cil Zone 4 And Is Cil Liable As New Dwelling.
22 Vermont Drive East Preston BN16 1LA (EP/125/21/PL)

As of midday on the day of the meeting, neither of the above cases had any likely decision dates shown.

542/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

As it was now June, the Clerk said he would contact Homer O'Neill for any updates it may have about potential new funding available for reviews of Neighbourhood Plans.

543/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

544/22 CORRESPONDENCE

The committee was well aware of correspondence some East Preston and Kingston properties had received from Seaward Homes about a proposed development of 54 homes at the top of Kingston Lane. The committee AGREED unanimously the council should not comment on the proposal until a formal Application was in the system to be commented upon. Any response to the current consultation could be seen in the future as pre-determination. The committee AGREED unanimously it was right to encourage residents to respond to the current consultation, if only to show the developers the village was engaged.

545/22 NEW MATTERS FOR THE NEXT MEETING (27TH JUNE)

Nothing was suggested.

The Meeting ended at 17:50.

Chairman: *CLLr Glyn Mathias* Date: **11th July 2022**

(END)