



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 11<sup>th</sup> July 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

**MEMBERS PRESENT:** Councillors Christine Bowman, 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  
One member of the public (until 18:11)

**ABSENT:** Councillors Kit Bradshaw and Elizabeth Linton

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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;  
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;

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The meeting opened at 18:00. Cllr Mathias welcomed the member of the public to the meeting and led a round of introductions.

### **582/22 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence were accepted from Cllrs Bradshaw and Linton.

### **583/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Interests were declared.

### **584/22 PUBLIC SESSION**

As there was only one Application to be considered the meeting AGREED the member of the public could speak as part of the discussion of that Application.

### **585/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

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

**EP/67/22/HH** First floor side infill extension and replacement flat roof to existing dormer  
12 Seaview Avenue, East Preston, BN16 1PP (decision taken electronically)

As per the provision within the committee's Terms of Reference, the Clerk had sought the opinions of the committee members and none had any concerns. The Chairman had then AGREED not to raise any objections.

Observations by 21<sup>st</sup> July 2022

**EP/71/22/HH** Hip to gable loft conversion including installation of 1 x side dormer and rooflights  
3 Normandy Drive, East Preston, BN16 1LT

The member of the public explained concerns about this Application.

Other nearby households had submitted objections to ADC.

Application EP/54/22/CLP was undecided and this confused matters as it was not known which elements of this Application were going to be decided as Permitted Development under that Application.

Mrs Vos said the Preservation Society would be objecting to this Application which was very similar to EP/24/22/HH which had been refused Planning Permission by ADC earlier in the year.

The committee AGREED to object to this Application on similar grounds to EP/24/22/HH.

(The member of the public left the meeting at the conclusion of this discussion.)

Observations by 28<sup>th</sup> July 2022

None

**586/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

Observations by 10<sup>th</sup> July 2022

**K/22/22/PL** 3 No stables and a barn  
Land East of Kingston House, Kingston Lane, Kingston, BN16 1RP

The Clerk and Chairman advised the meeting Kingston Parish Council had asked this council for its support in objecting to this Application.

The committee AGREED to give its support to Kingston Parish Council's objections.

**587/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**588/22 LICENSING APPLICATIONS**

There were no Licensing Applications to be considered.

**589/22 MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> JUNE 2022**

Draft Minutes from the meeting held on 13<sup>th</sup> June had been circulated to all councillors on 14<sup>th</sup> June, asking for suggested amendments by 16<sup>th</sup> June. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 13<sup>th</sup> June. Cllr Mathias duly signed the Minutes.

## 590/22 MATTERS ARISING FROM PREVIOUS MEETINGS

**Minute 295/21 – Arun District Council (ADC) Planning Applications – EP/22/21/HH, 15 The Plantation** – the Clerk reported the Applicant had submitted a Certificate of Lawfulness Application, EP/69/22/CLP following ADC's refusal of EP/22/21/HH which was upheld at appeal. Comment was passed this Application was visually inferior to the previous Application. The committee AGREED not to comment upon this Application.

## 591/22 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/35/22/HH</b>	Erection of single storey front extension... West House, South Strand, East Preston	Withdrawn
<b>EP/44/22/CLP *</b>	Lawful development certificate for a proposed new close board fence... 2 Vicarage Lane, East Preston	Planning Permission Required (Delegated Powers)
<b>EP/48/22/HH</b>	Erection of single storey rear extension... 3 Hazelmead Drive, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/56/22/HH</b>	Single storey front and rear extension 8 Woodbridge Park, East Preston	Withdrawn

## 592/22 COMPLIANCE MATTERS

<b>ENF/152/21</b>	[REDACTED]
<b>ENF/51/22</b>	Alleged Unauthorised Outbuildings [REDACTED]

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

The Clerk reported ADC had agreed a contract for enforcement and officers had been being trained in the Arun Planning System.

## 593/22 PLANNING INSPECTORATE APPEALS

<b>C3810/W/22/3295115</b>	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)
<b>C3810/W/22/3292613</b>	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.

Mrs Vos said Mr Ed Miller, Ferring Conservation Group, had attended the public hearing into case C3810/W/22/3295115 and a decision was expected within three weeks.

**594/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Neil Homer had advised there was grant funding available, but currently only until 31<sup>st</sup> March 2023, but he felt a simple review such as he foresaw for East Preston could be completed, more or less, in that timescale. Mr Homer's company, O'NeillHomer, was offering all past clients a free one-hour online surgery to discuss the scope of their reviews.

**595/22 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**596/22 CORRESPONDENCE**

None.

**597/22 NEW MATTERS FOR THE NEXT MEETING (25<sup>TH</sup> JULY)**

Nothing was suggested.

*The Meeting ended at 18:20.*

Chairman: *Cllr Glyn Mathias* Date: **25<sup>th</sup> July 2022**

(END)