



# 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, 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

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.

### **640/22 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

### **641/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Linton and Mathias	Planning Applications EP/77/22/HH and EP/78/22/L	Personal; both live on the same private estate as the Applications
Cllr Bowman	Planning Applications EP/77/22/HH and EP/78/22/L	Personal; also lives on the same private estate as the Applications and is married to the Planning Director of the estate's Residents' Association board

### **642/22 PUBLIC SESSION**

No members of the public were present.

### **643/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 4<sup>th</sup> August 2022

None

Observations by 11<sup>th</sup> August 2022

**EP/77/22/HH** Replacement pool house including reshaped pool and adjustments to landscaping  
and  
**EP/78/22/L** Listed building consent for the above works  
Vista Point, 21 Tamarisk Way, East Preston, BN16 2TE

Mrs Vos did not think the Preservation Society would be objecting to this Application. The existing swimming pool dated only to 1978 and had not been part of the original property. The applicant had contacted Mrs Vos and been advised the Preservation Society did think the start rectilinearity of the design of the pool and the proposed pool house were out of keeping, especially when compared to the sweeping lines of the host property. However, this could be mitigated by curved corners to the pool and some curves given to the building. The Society was also concerned about what colour pointing was going to be used.

No other public representations had been received about this Application.

Both Mrs Vos and the Clerk had attempted to contact ADC's Conservation Officer but he was currently on leave.

The Clerk advised the applicant had asked the committee to defer making its decision on this Application until after he had had a chance to talk to it at its meeting scheduled for 8<sup>th</sup> August.

The committee AGREED unanimously to defer any decision until the meeting of 8<sup>th</sup> August. Its main concern was also the stark nature of the proposed swimming pool and pool house. The applicant would be invited to attend the meeting on 8<sup>th</sup> August.

Observations by 18<sup>th</sup> August 2022

**EP/81/22/HH** Erection of single storey both side extensions, installation of front porch canopy, conversion of loft to habitable use including installation of 1 x rear dormer and rooflights, alterations to fenestration/openings, external alterations including white render and timber cladding and re-roof using slate tiles  
15 Myrtle Grove, East Preston, BN16 2SW

Mrs Vos said she was unable to comment upon this Application as she was a near neighbour of the site. She had asked the Preservation Society's committee to let her know of any comments they wanted the society to make.

Although there were some concerns about elements of the design, the committee AGREED unanimously not to object to this Application which will be seen by very few people.

**644/22** **ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Planning Applications in other areas to consider.

**645/22** **WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**646/22** **LICENSING APPLICATIONS**

There were no Licensing Applications to be considered.

**647/22 MINUTES OF THE MEETING HELD ON 11<sup>TH</sup> JULY 2022**

Draft Minutes from the meeting held on 11<sup>th</sup> July had been circulated to all councillors on 14<sup>th</sup> July, asking for suggested amendments by return. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 11<sup>th</sup> July. Cllr Mathias duly signed the Minutes.

**648/22 MATTERS ARISING FROM PREVIOUS MEETINGS**

Nothing to report.

**649/22 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/53/22/HH \*** Hip to gable loft conversion with rear dormer  
38 Hillview Crescent, East Preston  
Refused (Delegated Powers)

The reason given for refusal was:

“The proposed development, by virtue of its unsympathetic design, significant size and prominent location will have an unacceptable discordant and incongruous impact upon the character and appearance of the host dwelling as well as that of the immediate locality contrary to policies D DM1 and D DM4 of the Arun Local Plan and Policies 1 and 3 of the East Preston Neighbourhood Plan.”

**EP/54/22/CLP** Lawful development certificate for a proposed partial loft conversion with hip to gable rear elevation and dormer  
3 Normandy Drive, East Preston  
Planning Permission not required (Delegated Powers)

**650/22 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.

**651/22 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 16:00 on the day of the meeting, neither of the above cases had any likely decision dates shown.

The Clerk reported the council had been informed of a new appeal:

**C3810/D/22/3300474** Two storey side/rear extension (EP/34/22/HH)  
111 North Lane, East Preston, BN16 1HB

Neither the council nor the Preservation Society had objected to this Application.

**652/22** **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Following the last meeting, the Clerk had circulated a link about funding suggested by Neil Homer. The email had included an offer from Neil Homer for a free one-hour session to discuss where he could better understand the scope of any review of the Neighbourhood Plan we might undertake. Mrs Vos had said she thought the council should take up the offer of a free one-hour session. Councillors who did not remember seeing the email would look again.

**653/22** **AREAS OF SPECIAL CHARACTER**

Nothing to report.

**654/22** **CORRESPONDENCE**

None.

**655/22** **NEW MATTERS FOR THE NEXT MEETING (8<sup>TH</sup> AUGUST)**

Nothing was suggested.

*The Meeting ended at 18:20.*

Chairman: *CLLr Elizabeth Linton* Date: **8<sup>th</sup> August 2022**

(END)