



EAST PRESTON PARISH COUNCIL

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15th August 2022

Dear Councillor and Parishioners

PLANNING AND LICENSING COMMITTEE

NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED to a Meeting of the above Committee to be held on **Monday, 12th September 2022** at East Preston Infant School, Lashmar Road, East Preston commencing at **18:00**.

The Public has the right to attend; however, numbers are currently limited and attendance should be booked in advance. Please call the Council Office before midday on the day of the meeting to book a space.

Yours sincerely

Simon Cross
Clerk to the Council

To: All Members of the Planning and Licensing Committee.

AGENDA

1. Introductions.
2. Apologies and Reasons for Absence.
3. Members and Officers are reminded to make any Declarations of Personal and/or Prejudicial Interests that they may have in relation to items on this Agenda.

Notice should be given at this part of the Meeting of any intended Declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent. If the interest is Prejudicial, the Member should state whether he or she will be exercising the right to speak on the Application.

4. A **Public Question Time** of up to fifteen minutes.

Note: This Question Time is the only opportunity at which “Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.” (Standing Order 3e)

Each “member of the public shall not speak for more than three minutes.” (Standing Order 3g)

Members of the public are respectfully asked to identify themselves clearly when they begin to speak and not to talk during the rest of the meeting unless invited to do so by the Chairman of the Council. Comments about Planning Applications at Agenda Item 5 below will be heard then.

5. To consider Planning Applications on the Weekly List of Statutory Notices received from Arun District Council (ADC). (The running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance.)

Observations by 2nd September 2022

EP/87/22/HH Single storey rear extension and installation of front, side and rear dormers
10 Selborne Way, East Preston, BN16 2TG

Observations by 9th September 2022

None

Observations by 15th September 2022

None

Observations by 22nd September 2022

None

Observations by 29th September 2022

EP/101/22/PL 1 No dwelling house (resubmission following EP/157/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling
4 Beechlands Close and East of 18 Beechlands Court, Montpelier Road, East Preston, BN16 1JT

Observations by 6th October 2022

None

Observations by 13th October 2022

EP/107/22/HH Installation of single story side glass roof canopy
31 Copse View, East Preston, BN16 1AY

EP/108/22/HH Part single, part two storey rear extension
111 North Lane, East Preston BN16 1HB

Observations by 20th October 2022

EP/110/22/HH Two storey rear extension, single storey front infill extension and partial new cladding to front elevation
22 Vicarage Lane, East Preston, BN16 2SP

6. To note Planning Applications for which neighbouring local councils have sought our assistance.

None

7. To consider Planning Applications received from West Sussex County Council (WSCC).
None
8. To consider Licensing Applications received from Arun District Council (ADC) or West Sussex County Council (WSCC).
None
9. To approve the Minutes of the Meeting held on 8th August 2022.
10. To receive an update on any matters from previous meetings.
11. To note advice of Decisions made by Arun District Council (ADC).

* denotes Applications against which the council raised objections

EP/39/22/PL	Variation of condition imposed under EP/157/20/HH... Breakers, 29 Tamarisk Way, East Preston	Approved subject to Conditions (ADC Planning Committee)
EP/62/22/T	[various tree works] 1 Kerry Gardens, East Preston	Approved subject to Conditions (Delegated Powers)
EP/67/22/HH	First floor side infill extension... 12 Seaview Avenue, East Preston	Approved subject to Conditions (Delegated Powers)
EP/68/22/CLP	Lawful development certificate for proposed construction of a concrete base on which a single concrete sectional garage is to be erected Car park at rear of Beechlands Court, Montpelier Road, East Preston	Planning Permission Required (Delegated Powers)
EP/69/22/CLP	Lawful development certificate for a proposed single storey rear extension, loft conversion including hip to gables and rear dormer and addition of 4 No. rooflights 15 The Plantation, East Preston	Planning Permission not Required (Delegated Powers)
EP/71/22/HH *	Hip to gable loft conversion... 3 Normandy Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/82/22/HH	Single storey side porch extension... 22 Homelands Avenue, East Preston	Approved subject to Conditions (Delegated Powers)
EP/85/22/HH	Rear extension 18 The Ridings, East Preston	Approved subject to Conditions (Delegated Powers)

12. To note any compliance matters.

ENF/152/21 Alleged Unauthorised Structure

"I write to you regarding the alleged breach of planning control at the above address.

“In order for the Local Planning Authority to assess the planning situation, a Planning Contravention Notice has been served on the owners/occupiers of the property. This is a formal questionnaire, and the owners/occupiers are legally obliged to complete and return the form to the Council within 21 days.

“I will make sure to keep you updated as the investigation progresses.

(email sent on 18th August)

- ENF/51/22** Alleged Unauthorised Outbuildings
[REDACTED]
- ENF/214/22** Alleged Unauthorised Single Storey Extension
[REDACTED]
- ENF/228/22** Alleged notifiable works in respect of balcony change of wood to glass fenestration
[REDACTED]
- ENF/262/22** Alleged unauthorised breach of Planning Control
[REDACTED]

Case closed on 5th September:

“Following my assessment of the case, it would appear that there has been no breach of planning control. Comparing the photographs with the approved plans (ref EP/75/21/HH), it appears that the extension is being built as per the approved plan, which shows the roof of the extension going slightly beyond the height of the guttering on the existing house.

“However, even if the structure were slightly to exceed the approved height, the planning balance will only consider the difference between permitted development and the development that has in fact taken place. In this case, the impact of any slight excess height would be minimal, and, in the Council’s view, it would be inexpedient to pursue the investigation further or to request that the structure be lowered to the approved height.

“As a result, no further action will be taken, and the case will now be closed. However, if the height of the development continues to increase, please contact this office and the case may be re-opened.”

- ENF/263/22** Alleged unauthorised works
[REDACTED]

Case closed on 5th September:

“I refer to the complaint regarding a possible breach of planning control at the above address.

“Following my assessment of the case, the dormer on the south side of the building appears to be permitted development (Class B) under the Town and Country Planning (General Permitted Development) (England) Order 2015, as it does not exceed the height of the highest part of the existing roof and the cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres.

“With regard to the planning permission granted (reference EP/187/18/HH), the current construction of the dormer extension on the south side is unrelated to and unaffected by this permission. Indeed, the developer can continue to add the permitted dormer extension to the east roof slope should they wish to do so.

“In the circumstances, I do not intend to take any further action with regard to this matter, and will treat the case as closed.”

13. To note any Planning Inspectorate appeal updates.
- 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. (EP/125/21/PL)
22 Vermont Drive East Preston BN16 1LA
- C3810/W/22/3298192** Erection Of 191 New Homes In A Mix Of 1 To 4 Bedroom Dwellings And 1 Bedroom Apartments, With Associated Landscaping, Parking, Open Space, Play Areas, Construction Of A New Access From Golfers Lane, And All Other Associated Works. This Application Is A Departure From The Development Plan & Is In Cil Zone 3 And Is Cil Liable As New Dwellings (A/129/21/PL)
Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB
- C3810/D/22/3300474** Two storey side/rear extension (EP/34/22/HH)
111 North Lane, East Preston, BN16 1HB
- Appeal dismissed on 17th August.
14. To consider any matters related to the East Preston Neighbourhood Plan.
15. To receive any update on the Areas of Special Character in East Preston.
16. To note and/or consider the following correspondence:
a) any urgent correspondence received since the publication of this Agenda.
17. New items to be referred to the next meeting (10th October).

This meeting is open to the public. Members of the public are asked to be present five minutes before the start of the meeting.