



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 8th August 2022 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Kit Bradshaw, Elizabeth Linton (Chairman), David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society

Mr H, Mr and Mrs W

ABSENT: Councillors Christine Bowman and Glyn Mathias

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. In the absence of the Chairman and Vice-Chairman of the committee, the committee AGREED Cllr Linton could chair the meeting.

681/22 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllrs Bowman and Mathias.

An apology had also been received from the applicant for EP/82/22/HH, Mr Tim Haynes.

682/22 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Linton	Planning Applications EP/77/22/HH, EP/78/22/L and EP/85/22/HH Planning Application EP/82/22/HH	Personal; Cllr Linton lives on the same private estate as the Applications Personal: Cllr Linton knows neighbours to the application site
Cllr Bowman	Planning Applications EP/77/22/HH, EP/78/22/L and EP/85/22/HH	Personal; Cllr Bowman also lives on the same private estate as the Applications and is married to the Planning Director of the estate’s Residents’ Association board

Cllrs Moore and Wilkinson	Planning Application EP/82/22/HH	Personal; both live on the same private estate as the Application
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683/22 PUBLIC SESSION

It was agreed members of the public present could speak at the time the Application in which they were interested was considered.

684/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 11th 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

No public representations had been received about this Application.

Mr H gave the background to his Application and answered the pool and pool-house had purposely been designed not to be a pastiche of the host property. Mr H was not alone in feeling the existing pool and pool-house, which had both been added about a decade after the host building had been built, had tried too hard and failed to be quirky and in keeping with the host building. Neither the replacement pool nor pool-house would be visible to the public. Mr H shared a 3D drawing of the proposed pool-house.

Mrs Vos said she felt the existing pool was a monster and did not suit the host property. Mrs Vos liked the idea of very pale brickwork on the pool-house, but remained concerned about the choice of mortar colour. Mr H said it would be a suitable colour.

The Clerk said the ADC Conservation Officer had said he would be commenting upon the Application but he had not done so yet.

The committee AGREED unanimously it had no objections to raise against this Application.

(Mr H left at the conclusion of this item.)

Observations by 25th August 2022

EP/62/22/T Tree works
1 Kerry Gardens, East Preston, BN16 1HQ

No public representations had been received about this Application.

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

The committee AGREED unanimously not to comment upon this Application but to entrust it to the ADC arboriculturist.

EP/82/22/HH Single storey side porch extension, hip to gable end loft conversion including installation of 1 x dormer and extension to detached garage
22 Homelands Avenue, East Preston, BN16 1PS

Mr and Mrs W said they were concerned about the size of the proposed porch which would be very close to their property. They were also concerned the plans described the proposed extended garage as a studio and wondered what this might be used for in the future.

No other public representations had been received about this Application.

Mrs Vos thought the Preservation Society would be objecting to this Application as there were several grounds for concern. The rear dormer appeared far too high on the property, taking its height from the higher of the two ridge heights at the property. This resulted in a dormer which was not subservient to the existing roof and was therefore contrary to the East Preston Neighbourhood Plan. The proposed porch and garage extension were very close to the boundaries, which could be a problem for the property to the south of the Application site; less so the property to the east.

The council AGREED unanimously to object to this Application in line with the Preservation Society.

(Mr and Mrs W left at the conclusion of this item.)

EP/85/22/HH Rear Extension
18 The Ridings, East Preston, BN16 2TN

No public representations had been received about this Application.

Mrs Vos said the Preservation Society was puzzled by the number of rooflights in the proposal, but otherwise had no concerns.

The council AGREED unanimously not to object to this Application.

685/22 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Planning Applications in other areas to consider.

686/22 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

687/22 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

688/22 MINUTES OF THE MEETING HELD ON 25TH JULY 2022

Draft Minutes from the meeting held on 25th July had been circulated to all councillors on 28th 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 25th July. Cllr Linton duly signed the Minutes.

689/22 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing to report.

690/22 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/55/22/PL * Variation of condition imposed under EP/41/17/PL relating to condition 2 – approved plans
4 Beechlands Cottages, Beechlands Close, East Preston
Approved subject to Conditions (Committee)

The Clerk reported the Planning Officer had written in her report, "The issues raised by the Parish Council relate to the provision of a new dwelling, the principle of the new dwelling has already been agreed, therefore this application will solely deal with amendments to the approved plans and no other issues." Planning Permission had been granted over five years ago, and there had been a debate as to whether or not the work had started. A lot can change in five years, so should the same decision be made automatically after such a timeframe?

EP/57/22/HH

Demolition of garage and erection of two single storey extensions
1 Saxon Close, East Preston

Approved subject to Conditions (Delegated Powers)

691/22 COMPLIANCE MATTERS

ENF/152/21 Alleged Unauthorised Outbuilding
18 Normandy Drive, East Preston, BN16 1LU

ENF/51/22 Alleged Unauthorised Outbuildings
23 The Plantation, East Preston, BN16 1LD

A new Planning Compliance Officer had been in touch about case ENF/152/21, and the Clerk had advised her the alleged unauthorised outbuilding was still on site.

692/22 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)

On 26th July, the Decision Notice had been published granting Planning Permission. The Decision Noticed had been circulated to all committee members on 29th July.

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)

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.

The Clerk reported the council had been made aware of a further appeal:

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

This appeal was to be subject to a public inquiry starting on 6th September. The Clerk reported further ADC had decided not to challenge this appeal as four of the five grounds for the original refusal have been satisfied by concessions from the applicant. ADC considered the remaining matter was not sufficiently significant to merit further challenge. Third parties were still free to object if they wished. (Email from District Cllr Chapman, dated 5th August.)

693/22 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

The committee AGREED to take Neil Homer up on his offer of a one-hour online meeting so he could understand the council's objectives for a review of the Neighbourhood Plan and we could get an idea of what his company was offering. The Clerk would try to arrange this for a Monday evening, possibly in place of a normal Planning & Licensing Committee meeting.

694/22 AREAS OF SPECIAL CHARACTER

Nothing to report.

695/22 CORRESPONDENCE

None.

696/22 NEW MATTERS FOR THE NEXT MEETING (22ND AUGUST)

Nothing was suggested.

The Meeting ended at 18:25.

Chairman: *Cllr Glyn Mathias* Date: **26th September 2022**
Cllr Glyn Mathias

(END)