



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

01903 770050

eastpreston-pc.gov.uk

Email: clerk@eastpreston-pc.gov.uk

6th February 2023

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, 13th February 2023** 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 9th February 2023

None

Observations by 16th February 2023

EP/162/22/HH Single storey rear extension with first floor balcony above. Enlarged dormers to north and south elevation to create 1 No. new bedroom and enlarge 2 No. existing bedrooms.
Remove 1 No. chimney
6 Nursery Close, East Preston, BN16 1QD

Observations by 23rd February 2023

EP/2/23/HH Replacement of existing windows. Insertion of french doors with side windows to replace existing rear Living Room Window and creation of Juliette balcony.
Replacement of existing communal front door and side window
5 and 6 Woodbridge Park, East Preston, BN16 1NL

Observations by 2nd March 2023

EP/6/23/PL Alterations to site entrance and relocation of existing lay-by. This application is in CIL Zone 4 (Zero Rated) as other development
East Preston Depot, Station Road, East Preston, BN16 3AA

EP/7/23/PL Erection of 1 No two-storey dwelling house. This application is in CIL Zone 4 and is CIL Liable as a new dwelling
Land North of 9 Lashmar Road, East Preston, BN16 1ES

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

A/2/23/OUT Outline application with all matters reserved for development comprising up to 133 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, drainage, undergrounding of overhead HV cables and other supporting infrastructure and utilities. This application is a departure from the Development Plan.
Land at Ham Manor, Station Road, Angmering

FG/180/22/OUT Outline planning application for the construction of 112 dwellings, with all matters reserved except access. This application is a Departure from the Development Plan.
Highdown Vineyard Littlehampton Road Ferring BN12 6PG

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 (WSSC).

None

9. To approve the Minutes of the Meeting held on 10th January 2023.

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/120/22/TEL *	Prior Approval under Schedule 2 Part 16 Class A for proposed 5G telecoms installation... Land at Sea Lane, East Preston	Objection (Delegated Powers)
EP/121/22/HH	Single storey side / rear extensions... 56 Angmering Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/127/22/HH and EP/128/22/L EP/132/22/T	Conversion of two existing garages to habitable use... Vista Point, 21 Tamarisk Way, East Preston T1. Field Maple reduce height by 2.5m... Land adjoining garage compound at Lime Tree Close, East Preston	Approved subject to Conditions (Delegated Powers) Refused (Delegated Powers)
EP/134/22/HH	1 No. two storey rear extension, conversion of existing store, and loft conversion... 17 Normandy Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/135/22/HH	Single storey front/side porch extension 50 Roundstone Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/139/22/HH	Erection of first floor side/rear extension... West House, South Strand, East Preston	Approved subject to Conditions (Delegated Powers)
EP/140/22/HH	Demolition of existing attached garage and construction of new single storey side extension 82 North Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/141/22/HH	Demolition of existing glass room. Construction of single storey rear extension 13 Normandy Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/143/22/T	1 No. Walnut crown reduction... 14 Vermont Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/145/22/HH	Erection of single storey rear extension... 53 Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/148/22/HH	Alterations to fenestration/openings... 121 Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)

EP/160/22/PDH Notification under extended permitted development rights for a single storey rear extension...
115 North Lane, East Preston

No Objection (Delegated Powers)

12. To note any compliance matters.

ENF/51/22 Alleged Unauthorised Outbuildings
(03/03/22) [REDACTED]

ENF/214/22 Alleged Unauthorised Single Storey Extension
(07/22) [REDACTED]

ENF/228/22 Alleged notifiable works in respect of balcony change of wood to glass fenestration
(07/22) [REDACTED]

13. To note any Planning Inspectorate appeal updates.

C3810/W/22/3301519 Erection Of 1 No 2 Bed, 3 Person Dwelling (Resubmission Following
(start date - 15/11/22) EP/69/21/PL). This Site Is In Cil Zone 4 And Is Cil Liable As New Dwelling
(EP/157/21/PL)
4 Beechlands Close and East of 18 Beechlands Court, East Preston, BN16 1JZ

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 (Monday, 27th February, 18:00).

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