



EAST PRESTON PARISH COUNCIL

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

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Tuesday, 10th January 2023 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman, Kit Bradshaw, Elizabeth Linton, Glyn Mathias (Chairman), Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Kingston Parish Councillors Karen Kenning and Valerie Masson (both until 18:30)

Mrs Sioned Vos, East Preston & Kingston Preservation Society

Four members of the public (all until 18:30)

ABSENT: Councillor David Moore

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.

Cllr Mathias welcomed the members of Kingston Parish Council and the members of the public to the meeting and led a round of council introductions.

024/23 APOLOGIES AND REASONS FOR ABSENCE

The committee ACCEPTED an apology and a reason for absence from Cllr Moore (unavailable).

Apologies had also been received from Nigel and Caroline Gibbs, David Joyce (Kingston resident) and Georgina Woolley.

025/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bradshaw	Planning Application EP/159/22/PL	Personal; Cllr Bradshaw is friends with the applicant
---------------	-----------------------------------	---

026/23 PUBLIC SESSION

All four members of the public expressed their concerns and reservations about Planning Application K/56/22/PL. Their concerns and reservations were varied.

Councillors Masson and Kenning, Chairman and Vice-Chairman of Kingston Parish Council's Planning Committee respectively, added Kingston Parish Council's concerns and reservations about this Application. Informally, Kingston Parish Council had agreed to raise objections to this Application, a decision which would be taken formally at a meeting later in the month.

027/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 15th January 2023

None

Observations by 20th January 2023

K/56/22/PL Erection of 48 No residential dwellings (including affordable homes). This application also lies within the parish of East Preston, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings
Land north-east of Kingston Lane Kingston Lane Littlehampton

Mrs Vos advised the East Preston & Kingston Preservation Society would be objecting to this Application for many of the reasons stated by the members of the public at the meeting and Kingston Parish Council. Mrs Vos said the Preservation Society felt the only justification for this development was the need for housing, but this was not the right location.

By the time of the meeting, over 100 public objections had been submitted to ADC.

The committee AGREED unanimously to object to this Application on a number of grounds.

(The Kingston Parish Councillors and all members of the public left the meeting at this point.)

Observations by 2nd February 2023

EP/154/22/HH Front infill extension, single storey rear extension and proposed habitable rooms within the roof space
7 Selhurst Close, East Preston, BN16 2SR

Mrs Vos said the Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

EP/157/22/HH Installation of 1 x side dormer
8 Pinewood Close, East Preston, BN16 1HF

Mrs Vos said the Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED not to object to this Application. Cllr Toney abstained as he was concerned about the dormer overlooking the neighbouring property.

EP/159/22/PL Demolition of existing garage and erection of replacement outbuilding to be used as Airbnb visitor accommodation
9 Willowhayne Crescent, East Preston, BN16 1PJ

Cllr Bradshaw declared a Personal Interest in this Application, as recorded in Minute 025/23 above. He exercised his right to vote on this Application.

Mrs Vos said the Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

028/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

See details of K/56/22/PL discussed above.

029/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

030/23 LICENSING APPLICATIONS

Cllr Mathias had attended the Licensing Hearing held on 9th January, at which a new licence had been granted to Perfect Pizza in Willowhayne Crescent. Cllr Mathias had already reported on this matter to Full Council the night before this meeting.

031/23 MINUTES OF THE MEETING HELD ON 19TH DECEMBER 2022

Draft Minutes from the meeting held on 19th December had been circulated to all councillors on 20th December, asking for suggested amendments by midday on 23rd December. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 19th December. Cllr Mathias duly signed the Minutes.

032/23 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 859/22 – Arun District Council Planning Applications – EP/120/22/TEL – the Clerk reported he had had no further correspondence from Mrs A concerning this Application and its potential impact upon drainage. On the ADC Planning website, the decision was shown as an Objection, but in the Decision Notice the wording used was “Refuse Prior Approval.” The Clerk had asked the Planning Officer for a greater explanation of where the Objection left the Application. He had not yet received a reply. He had also asked the Planning Officer for information on the ownership of the land as that did not appear to be covered by any of the Planning Application documentation.

033/23 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/122/22/HH	Erection of single storey rear extension... 21 Warren Crescent, East Preston	Planning Permission not required (Delegated Powers)
EP/126/22/PL	Alteration and refurbishment of the ground floor flat... North Shore, South Strand, East Preston	Approved subject to Conditions (Delegated Powers)

034/23 COMPLIANCE MATTERS

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

ENF/214/22 Alleged Unauthorised Single Storey Extension

(07/22)

ENF/238/22 Alleged notifiable works in respect of balcony change of wood to glass fenestration
(07/22)

The Clerk advised there were no updates on the above three cases.

035/23 PLANNING INSPECTORATE APPEALS

C3810/W/23/3301519 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

As of the afternoon of the meeting, there were no completion dates associated with this case yet.

036/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Cllr Mathias led a discussion as to whether or not the committee felt the time was right for the Neighbourhood Plan to be reviewed.

Mrs Vos said the longer a review was left, the less weight a Planning Officer might afford the Plan, and for that reason she felt the time was right to carry out a review. Mrs Vos added there was the potential for this to be a lot of work and the more the council could do to encourage public involvement, the better. Mrs Vos also said this could also be an opportunity to update the East Preston Village Design Statement.

The committee AGREED unanimously the time had come to review the Plan. The Clerk will contact Neil Homer at Oneill Homer for advice on how the council should progress this.

037/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

038/23 CORRESPONDENCE

Nothing to note.

039/23 NEW MATTERS FOR THE NEXT MEETING (23RD JANUARY)

Nothing was suggested.

The Meeting ended at 18:52.

Chairman: *Cllr Glyn Mathias* Date: **13th February 2023**

(END)