



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 13th February 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), David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society

Mr and Mrs S (both until 18:14)

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 the public to the meeting and led a round of council introductions.

103/23 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

104/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None were declared.

105/23 PUBLIC SESSION

The meeting agreed to let the members of the public present talk about their Application when it was considered.

106/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 9th February 2023

None

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

Mr S provided the background to this Application. He and his wife did not believe Planning Permission was necessary for replacement windows but the Planning Officer had advised Planning Permission should be sought to prevent any later comeback. Mr and Mrs S then decided to add in the Juliet balcony for safety reasons.

Mrs Vos said the East Preston & Kingston Preservation Society would not be raising any objections to this proposal.

No public representations had been received.

The committee AGREED unanimously not to object to this Application.

(Mr and Mrs S thanked the committee and chose to leave the meeting at this point.)

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

Mrs Vos said the Preservation Society had not decided whether to object to this Application. If it did agree to, Mrs Vos thought this would only be on the grounds of overlooking.

One public representation had been received and this had been made available to the committee members.

The committee AGREED to object to this Application on concerns the balcony would overlook the immediate neighbours and should have a uniform height of privacy screen at the sides, and also the dormer on the North elevation would be better as a higher number of small dormers.

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

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

Two public representations which had been submitted to ADC had been made available to all committee members.

After some discussion, the committee AGREED unanimously not to object to this Application but to express concerns about how the proposed layout will work in practice, especially with the biggest lorries the site hosts.

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

Mrs Vos said the Preservation Society would object to this Application as there was no mention of what changes would be made to the host property, 9 Lashmar Road.

After some consideration, the committee AGREED it would object to this Application on the grounds of insufficient information about the future of 9 Lashmar Road, beyond

the loss of a door and two windows on the north elevation. Would there be sufficient outdoor amenity space left for 9 Lashmar Road, with the front garden being converted to off-street parking.

Mrs Vos added the Preservation Society would also ask for a Condition to be applied to prevent high fencing or walls being built around the perimeter of the site as Lashmar Road remains relatively open-plan.

107/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

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

(comments to be received by 16/02/23)

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

(comments to be received by 02/03/23)

The Clerk confirmed Angmering Parish Council and Ferring Parish Council respectively had asked this council to support it in objecting to these Applications.

The committee AGREED unanimously this council would object to both Applications.

Cllr Wilkinson asked whether there was a way in which the District Council could consider these Applications and other large developments along and adjacent to the A259 collectively rather than individually. The Clerk said he had made that very point in the council's letter of objections to K/56/22/PL, although he thought it was unlikely the District Council could only handle these Applications individually. All present were well aware of the constraints on public services in the area and the road network.

108/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

109/23 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

110/23 MINUTES OF THE MEETING HELD ON 10TH JANUARY 2023

Draft Minutes from the meeting held on 10th January had been circulated to all councillors on 16th January, asking for suggested amendments by midday on 23rd January. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 10th January. Cllr Mathias duly signed the Minutes.

111/23 MATTERS ARISING FROM PREVIOUS MEETINGS

None.

112/23 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/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)

No reason for the objection was actually given on the Decision Notice. However the following is taken from the Planning Officer's report:

"The main issues arising from this prior approval notification are whether the mast and cabinets due to their scale and siting would be a visually obtrusive feature which would be so detrimental to the character and appearance of the area and whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined in the development plan and NPPF.

"Notable the positioning of the mast, so close to the coast will inevitably [sic] reduce its effectiveness, as such it would also reduce its social and economic benefits. Whilst there are social and economic benefits of providing reliable and high quality mobile broadband connections, the siting of the proposed telecommunications equipment would result in significant negative impact on the amenity of Ash Hollow in its overbearing siting and significant negative impact the appearance of the exposed coastal location by being the most significant structure for some distance and therefore incongruent in the street scene.

"Prior approval is therefore refused."

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** Conversion of two existing garages to habitable use...
Vista Point, 21 Tamarisk Way, East Preston
Approved subject to Conditions (Delegated Powers)

EP/132/22/T T1. Field Maple reduce height by 2.5m...
Land adjoining garage compound at Lime Tree Close, East Preston
Refused (Delegated Powers)

The reason given for refusal was:

"The tree surgery proposed in the application has not been justified on arboricultural grounds and would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality."

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)

113/23 **COMPLIANCE MATTERS**

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

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

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

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

114/23 **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

At the time of the meeting, there were no completion dates associated with this case yet.

115/23 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

The Clerk reported he had told Neil Homer the committee had decided to proceed with a review of the East Preston Neighbourhood Plan. Neil had said he was pleased and said he would be in touch when he returned from holiday. He had sent over some paperwork for the Clerk to sign. The Clerk said the choice of supplier would need to be approved by the Finance & General Purposes Committee at its meeting on 20th February.

116/23 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

117/23 **CORRESPONDENCE**

Nothing to note.

118/23 **NEW MATTERS FOR THE NEXT MEETING (27TH FEBRUARY)**

Nothing was suggested.

The Meeting ended at 18:47.

Chairman: *Clr Glyn Mathias* Date: **13th March 2023**

(END)