



# 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](mailto:clerk@eastpreston-pc.gov.uk)

## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 13<sup>th</sup> March 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 G and Mr M (all until 18:12)

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 18:02.

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

### **201/23 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

### **202/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Moore and Wilkinson	Planning Application EP/16/23/HH	Personal; Cllrs Moore and Wilkinson live on the same private estate as the Application site
---------------------------	----------------------------------	---

### **203/23 PUBLIC SESSION**

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

### **204/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 30<sup>th</sup> March 2023

**EP/14/23/HH** Erection of a two story front extension, hip to half-hip extensions to existing habitable loft room including gable dormers, juliet balconies and concealed roof terrace. As well as proposed ground floor conversion and 1st floor side extension.  
Merrydown, Kingston Lane, East Preston, BN16 1RP

The three members of the public expressed their concerns about the proposed alterations to the building. These included, but were not exclusive to, the proposed height of the building being completely out-of-keeping with the Area of Special Character, the likelihood of overlooking and noise from the proposed balcony on the western elevation and the proposed roof terrace, the loss of privacy.

Mrs Vos said the East Preston & Kingston Preservation Society was considering objecting as the proposed design was likely to be very overbearing and very overbalanced, not in keeping with local properties.

Committee members had all seen other letters of objection already submitted to ADC.

The committee AGREED unanimously to object to this proposal on all the grounds stated above.

(The three members of the public left the meeting at the conclusion of this discussion.)

#### Observations by 9<sup>th</sup> March 2023

**EP/9/23/HH** Side extension  
1 The Framptons, East Preston, BN16 1BD

The Clerk and Chairman confirmed they had considered the responses received from committee members about this Application and had agreed the council would not object. This action was as per §2.6 of the committee's Terms of Reference allowing the Chairman to decide on an Application in order to remove the need for a meeting.

#### Observations by 16<sup>th</sup> March 2023

**None**

#### Observations by 23<sup>rd</sup> March 2023

**EP/15/23/HH** Loft conversion including dormers to east and west roof slopes. Replacement of existing front elevation half hip with a gable.  
18 Normandy Drive, East Preston, BN16 1LU

Mrs Vos said she was puzzled by the plans which appeared not to match up, but the Preservation Society would not be objecting.

Although there was some concern about the hip to gable conversion from one of the properties in the road which retained its hip, the committee AGREED not to raise any objections to this Application.

**EP/16/23/HH** Infilling of existing valley to create additional space at first floor level and replacement flat roof to existing dormer. Amendment to previous approval EP/67/22/HH.  
Amendment relates to proposed first floor window detail  
12 Seaview Avenue, East Preston, BN16 1PP

Cllrs Moore and Wilkinson declared a Personal Interest in this Application as both live on the same private estate as the Application.

The committee had also seen an explanatory email from the agent.

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

The committee AGREED unanimously not to object to this Application.

## **205/23     ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other parishes to be considered.

## **206/23     WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

## **207/23     LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

## **208/23     MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> FEBRUARY 2023**

Draft Minutes from the meeting held on 13<sup>th</sup> February had been circulated to all councillors on 3<sup>rd</sup> March. No suggested amendments had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 13<sup>th</sup> February. Cllr Mathias duly signed the Minutes.

## **209/23     MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 107/23 – Arun District Council (ADC) Planning Applications in Other Areas** – the Clerk confirmed the council had submitted objections to both A/2/23/OUT and FG/180/22/OUT.

**Minute 115/23 – East Preston Neighbourhood Plan** – the Clerk confirmed the Finance & General Purposes Committee had agreed to waive Standing Orders in order to contract Oneill Homer to work with the council on the review of the Neighbourhood Plan (20<sup>th</sup> February, Minute 156/23).

## **210/23     RECENT DECISIONS**

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

\* denotes Applications against which the council raised objections

<b>EP/154/22/HH</b>	Front infill extension... 7 Selhurst Close, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/155/22/CLP</b>	Certificate of lawful development for the proposed creation of a new room in the roof space Club Walk Beach House, South Strand, East Preston	Planning Permission not required (Delegated Powers)
<b>EP/157/22/HH</b>	Installation of 1 No. side dormer 8 Pinewood Close, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/159/22/PL</b>	Demolition of existing garage, and erection of replacement outbuilding... 9 Willowhayne Crescent, East Preston	Approved subject to Conditions (Delegated Powers)

## **211/23     COMPLIANCE MATTERS**

<b>ENF/51/22</b> (03/03/22)	Alleged Unauthorised Outbuildings [REDACTED]
<b>ENF/214/22</b> (07/22)	Alleged Unauthorised Single Storey Extension [REDACTED]

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

Members expressed concerns about Breakers in Tamarisk Way, in particular a building that had been built in front of the eastern half of the main house, thus obscuring that part of the building from the road. The Clerk said he would look into this.

Concerns had been expressed, prior to the meeting, about construction work having started at 17 Tamarisk Way more than three years after Planning Permission had been granted, therefore contravening Condition 1 of EP/108/19/HH, "The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission." Permission had been granted on 29<sup>th</sup> October 2019. Not wanting to waste a Planning Compliance Officer's time unnecessarily, the Clerk had initially raised this matter with District Cllr Chapman, asking whether he thought the Planning Compliance team would take this up. Cllr Chapman had then contacted Neil Crowther, ADC Group Head of Planning, who had replied, "We can look into this but I don't think it will be a high priority with the current level of resources. We would ultimately have to ask ourselves what the benefit in taking any action might be (if there is a breach) – we should not be seeking a renewal application just to ensure that the right process is followed if the outcome is a foregone conclusion."

## 212/23 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

The Appeal was dismissed on 9<sup>th</sup> March. The Decision Notice was circulated to committee members on 10<sup>th</sup> March. Part of the conclusion of the Decision Notice read, "the constraints of this small and awkwardly shaped site in close proximity to existing dwellings are such that the development as proposed would significantly and demonstrably outweigh the benefit of an additional dwelling, when assessed against the policies of the Framework taken as a whole."

## 213/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllrs Mathias and Bowman, the Clerk and Mrs Vos had attended an "inception meeting" with Neil Homer and Matt Jennings of Oneill Homer. The meeting basically laid out how Oneill Homer saw the review progressing from here.

Understanding Local Elections would be taking place in May, Neil was happy the steering group set itself up and started to encourage other members of the community to get involved. The grants window was currently closed but Oneill Homer would let the council know when it could apply for grants again.

Cllrs Bowman, Wilkinson and Mathias reaffirmed their willingness to be part of the steering group, as did Mrs Vos. The Clerk named four members of the public who had put themselves forward so far.

Cllr Bowman said she would be willing to lead the steering group. Cllr Bowman also had some younger people she was willing to approach to join the steering group.

The meeting AGREED Cllrs Bowman, Mathias and Wilkinson should meet with Mrs Vos to discuss a publicity campaign to increase interest in getting involved in the review.

Cllr Wilkinson said he felt the review of the Neighbourhood Plan could be informed by the East Preston Action Plan, which had evolved from a survey responded to by roughly 33% of the village.

## 214/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

## 215/23 CORRESPONDENCE

Nothing to note.

**216/23    NEW MATTERS FOR THE NEXT MEETING (27<sup>TH</sup> MARCH)**

Nothing was suggested.

*The Meeting ended at 18:55.*

Chairman: *Cllr Glyn Mathias*    Date: **27<sup>th</sup> March 2023**

(END)