



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 27<sup>th</sup> March 2023 at East Preston Infant School, Lashmar Road, East Preston at 18:00

**MEMBERS PRESENT:** Councillors Christine Bowman, Kit Bradshaw, 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

**ABSENT:** Cllr Elizabeth Linton

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.

### **229/23 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence were received and accepted from Cllr Linton (personal matter).

### **230/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Moore and Wilkinson	Planning Application EP/19/23/HH	Personal; Cllrs Moore and Wilkinson live on the same private estate as the Application site
Cllr Toney	Planning Application EP/24/23/HH	Personal; Cllr Toney knows the applicants

### **231/23 PUBLIC SESSION**

No members of the public were present.

### **232/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 6<sup>th</sup> April 2023

**EP/19/23/HH** Single storey ground floor extension under existing cantilevered first floor  
1 The Pergolas, South Strand, East Preston, BN16 1PN

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

No public representations had been received about this Application.

After some confusion about the drawings had been settled satisfactorily, the committee AGREED unanimously it had no objections to this Application.

Observations by 15<sup>th</sup> April 2023

**None**

Observations by 22<sup>nd</sup> April 2023

**EP/24/23/HH** Single storey rear extension and hip to gable loft conversion including installation of 1 x rear dormer  
9 Hillview Crescent, East Preston, BN16 1RD

Mrs Vos said the Preservation Society would probably object to this Application as the large oblong conversion was not sympathetic to the host dwelling and would be visible from the road.

No public representations had been received about this Application.

The committee AGREED to object to this Application on the grounds of overdevelopment, overshadowing of the property to the north and it would be contrary to the Neighbourhood Plan.

Having declared a Personal Interest in this Application, Cllr Toney abstained during the vote.

**233/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other parishes to be considered.

**234/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**235/23 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

**236/23 MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> MARCH 2023**

Draft Minutes from the meeting held on 13<sup>th</sup> March had been circulated to all councillors on 16<sup>th</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> March. Cllr Mathias duly signed the Minutes.

**237/23 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 203/23 – Public Session** – the members of the public who had attended the 13<sup>th</sup> March meeting had subsequently thanked the councillors for listening to their concerns.

**Minute 211/23 – Compliance Matters – Breakers, 29 Tamarisk Way** – the Clerk had visited the site and looked at the approved plans and had confirmed to committee members, by email on 14<sup>th</sup> March, the works were according to the approved plans.

## 238/23 **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/162/22/HH \*** Single storey rear extension...  
6 Nursery Close, East Preston

Approved subject to Conditions (Delegated Powers)

The Clerk had felt the wording on the Decision Notice was misleading, and several committee members and Mrs Vos had agreed with him. The wording in question related to the obscured screening. In the Planning Officer's report, the wording was, "obscured screening up to a minimum of 1.8m high" but the Condition applied to the Decision Notice stated only, "up to 1.8m", the word minimum having gone missing.

On 8<sup>th</sup> March, the Clerk had referred this back to the Planning Officer who had replied, "I can see where that interpretation might come from, but this is the standard wording most of us use for conditions such as this and my Team Leader is content that the wording is clear enough in identifying that the obscure glazing would need to reach 1.8m in height. For clarity, on future applications I will endeavour to specify that this is a minimum height, but as noted, this is the common wording we use and I am unaware of any issues we have had with it.

"I would also note that as you have correctly identified, the officers report makes it apparent that the intended meaning is for this screening to be 1.8m in height so this should ward [off] any doubt as to the meaning of the condition."

Committee members were unconvinced any applicant would refer back to the officer's report.

**FG/124/22/PL \*** Demolition of existing buildings and erection of 70 No. dwellings...  
Lansdowne Nursery, The Barn Littlehampton Road Ferring BN12 6PB

Refused (Delegated Powers)

The reasons given for refusal were:

1 The development is outside of the built up area boundary of Ferring as defined by the Arun Local Plan Policy C SP1. The development is not in accordance with policy C SP1 as it is not an approved category of development in the countryside. The benefits of the development do not outweigh the harm caused in accordance with advice contained Paragraph 11(d) ii) of the NPPF. This level of harm outweighs the presumption in favour of sustainable development and conflicts with paragraph 11(d) ii) of the NPPF.

2 The site is within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside and from the South Down National Park to the site. The development would be urban in character and therefore significantly and adversely change the character of the open countryside irrevocably. This urban character would fail to have regard to the special characteristics of the abutting South Downs National Park. As such, the proposals fails to accord with policies D SP1, D DM1 and LAN DM1 of the Arun Local Plan and the Arun Design Guide.

3 The application proposals are located within a defined Settlement Gap. The proposal would involve significant built development within the Angmering to Worthing Settlement Gap, in conflict with policy SD SP3 of the Arun Local Plan which requires that development demonstrates it cannot be located elsewhere and does not result in undermining the physical/visual separation of settlements. The proposal would result in a prominent and visually obtrusive form of development

which would adversely affect the visual amenities of the locality and rural character of the area policies SD SP3 and D DM1 of the Arun Local Plan, policy 7 of the FNP and the NPPF.

4 The proposal would result in the loss of a successful employment generating horticultural business with no appropriate relocation site provided. The proposed development is therefore contrary to policies HOR DM1 and EMP DM1 2 of the Arun Local Plan and policy 7 of the Ferring Neighbourhood Plan.

5 Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water/foul water drainage scheme on the site layout. Consequently, the proposed development is contrary to Policies W DM2 and W DM3 of the Local Plan, Policy 10 of the Ferring Neighbourhood Plan and the National Planning Policy Framework.

6 The site comprises Grade 2 and 3a Agricultural Land and it has not been satisfactorily demonstrated that there is an overriding need for the development in this particular location. The proposal conflicts with policy SO DM1 of the Arun Local Plan and para 174 of the NPPF.

7 The proposed development, by way of its layout, position and amount of public open space, height, design, density and mix of the dwellings will result in an urban built form of development which would fail to provide an acceptable level of residential amenity for prospective occupiers as well as their open space needs in conflict with policies D DM1, D SP1, H DM1, OSR DM1 of the Arun Local Plan, the Arun Design Guide and the NPPF.

8 In the absence of a completed section 106 agreement to secure on site affordable housing the proposals are contrary to Arun Local Plan policy AH SP2.

#### **239/23 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.

#### **240/23 PLANNING INSPECTORATE APPEALS**

None

#### **241/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW**

Councillors willing to be part of the Steering Group and Mrs Vos had agreed to hold an informal meeting immediately after this meeting.

#### **242/23 AREAS OF SPECIAL CHARACTER**

Nothing to report.

#### **243/23 CORRESPONDENCE**

Nothing to note.

**244/23 NEW MATTERS FOR THE NEXT MEETING (17<sup>TH</sup> APRIL)**

Nothing was suggested.

*The Meeting ended at 18:20.*

Chairman: *Cllr Glyn Mathias* Date: **24<sup>th</sup> April 2023**

(END)