



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th April 2023 at East Preston Infant School, Lashmar Road, East Preston at 18:00

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

ALSO: Clerk to the Council, Simon Cross
Mr M

ABSENT: Cllr Christine Bowman

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.

314/23 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Bowman (away).

Apologies had also been sent by Mrs Vos, Chairman, East Preston & Kingston Preservation Society. Any comments provided by Mrs Vos were shared with the meeting as each Application was considered.

315/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Moore and Wilkinson	Planning Application EP/18/23/HH	Personal; Cllrs Moore and Wilkinson live on the same private estate as the Application site
Cllrs Linton and Mathias	Planning Applications EP/26/23/HH, EP/26/23/HH and EP/32/23/T	Personal; Cllrs Linton and Mathias live on the same private estate as the Application site

316/23 PUBLIC SESSION

The meeting AGREED to consider Mr M's Application first and to allow him to speak during the considerations.

317/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 29th April 2023

EP/26/23/HH Single storey rear extension, raise and replace existing roof with new roof, including conversion of loft to habitable use, installation of front and rear dormer windows and alterations to fenestration/openings, following the demolition of existing rear conservatory
22 Michel Grove, East Preston, BN16 2SX

Mr M provided the meeting with background to this Application.

Mrs Vos had advised the Preservation Society was unlikely to object to this Application although it was concerned the side hip-to-gable alterations might result in a rather cramped appearance to the plot.

The committee AGREED unanimously not to object to this Application.

Mr M said he would stay for the rest of the meeting.

Observations by 22nd April 2023

EP/23/23/T Various works to various trees
1 Kerry Gardens, East Preston, BN16 1HQ

The Clerk reported the committee had considered this Application electronically and had AGREED to abide by the comments of the ADC arboriculturist.

Observations by 29th April 2023

EP/18/23/HH Single-storey rear extension, extension to detached garage, installation of front porch canopy along with external refurbishment and internal remodelling following demolition of existing rear extension
19 Upper Drive, East Preston, BN16 1QN

Concern was expressed there were insufficient measurements on the drawings.

The committee AGREED unanimously not to object to this Application.

Observations by 5th May 2023

EP/28/23/HH Part single, part two storey side/rear extension and general remodelling/cladding to elevations including extension to overhangs of existing flat roofs, following the demolition of existing conservatory
8 Michel Grove, East Preston, BN16 2SX

The committee AGREED unanimously not to object to this Application.

EP/29/23/HH Single storey side extension
14 Beechlands Close, East Preston, BN16 1JT

Mrs Vos had expressed concern at the loss of parking with this proposal. Committee members also considered this but most felt there was still enough off-street parking at the property for this not to be a problem.

The committee AGREED unanimously not to object to this Application, but it was suggested the Clerk did ask whether the proposal met the ADC parking standards.

EP/32/23/T 1 No. Cypress (T1) spread reduction to 10m and crown thin by 20%. Removal of selected storm-damaged / snapped branches
7 Tamarisk Way, East Preston, BN16 2TF

The Clerk reported the ADC arboriculturist had already raised objections to this proposal. Cllr Wilkinson said he had seen further correspondence from the tree surgeon saying Planning Permission was not required because this was a safety issue.

Observations by 13th May 2023

None

318/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other parishes to be considered.

319/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

320/23 LICENSING APPLICATIONS

Observations by 1st May 2023

118023 Pavement Licence
The S P Alehouse, 23 Sea Road, East Preston, BN16 1JN

The Clerk reported the council had only received notification of this application on the morning of the meeting, and comments had to be made by 1st May, which was a Bank Holiday, so in reality, comments needed to be submitted by 28th April.

Committee members were unaware of any public concerns about this venue and AGREED unanimously not to raise any objections to this application.

321/23 MINUTES OF THE MEETING HELD ON 27TH MARCH 2023

Draft Minutes from the meeting held on 27th March had been circulated to all councillors on 31st March, asking for suggested amendments by 6th April. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 27th March. Cllr Mathias duly signed the Minutes.

322/23 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

323/23 RECENT DECISIONS

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

* denotes Applications against which the council raised objections

A/2/23/OUT * Outline application [...] for development comprising up to 133 dwellings...
Land at Ham Manor, Station Road, Angmering
Refused (Delegated Powers)

The reasons given for this refusal were:

1 The development is located outside of the built up area boundary of Angmering as defined by the Arun Local Plan Policy C SP1 and Angmering Neighbourhood Plan Policy HD1. The development is not in accordance with policy C SP1 as it is not an approved category of development in the countryside and the benefits of the development do not outweigh the harm.

2 The site is within the open countryside and is visually separate from the adjoining residential development and the development would significantly and adversely change the character of the open countryside irrevocably and the new development would be urban in character. As such, the proposals fail to accord with policy HD5 of the Angmering Neighbourhood Plan and policies D SP1 and D DM1 of the Arun Local Plan.

3 The application proposals are located within a defined Settlement Gap. The proposal would involve significant built development within the Angmering to Rustington/East Preston 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 LAN DM2, SD SP3 and D DM1 of the Arun Local Plan and the NPPF.

4 Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface 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 EH3 of the Angmering Neighbourhood Plan and the National Planning Policy Framework.

5 Insufficient details have been provided to ensure that the proposed highway network could safely accommodate the proposed development and to confirm that the proposal could safely access Station Road. As such, the proposed development fails to ensure that it would not impact on highway safety, contrary to Arun Local Plan Policy T SP1 and the National Planning Policy Framework.

6 The site comprises predominantly Grade 2 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 proposal would fail to provide an appropriate agreement or undertaking to secure a policy compliant level of affordable housing. The proposed development is therefore contrary to Arun Local Plan Policies H DM1 and AH SP2.

8 The proposed development does not include an appropriate agreement or undertaking to secure the Education Transport Contribution. The proposed development is therefore contrary to Arun Local Plan Policies H SP2, INF SP1 and INF SP2.

EP/2/23/PL	Replacement of existing windows. Insertion of French doors... 5 & 6 Woodbridge Park, East Preston	Approved subject to Conditions (Delegated Powers)
EP/6/23/PL	Alterations to site entrance... East Preston Depot, Station Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/9/23/HH	Side extension 1 The Framptons, East Preston	Approved subject to Conditions (Delegated Powers)
EP/15/23/HH	Loft conversion... 18 Normandy Drive, East Preston	Approved subject to Conditions (Delegated Powers)

324/23 **COMPLIANCE MATTERS**

ENF/51/22 (03/03/22)	Alleged Unauthorised Outbuildings 23 The Plantation, East Preston, BN16 1LD
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ENF/214/22 Alleged Unauthorised Single Storey Extension
(07/22) 1 Orchard Road, East Preston

ENF/238/22 Alleged notifiable works in respect of balcony change of wood to glass fenestration
(07/22) West House, South Strand. East Preston

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

325/23 PLANNING INSPECTORATE APPEALS

C3810/W/22/3311814 1 No Dwelling House (Resubmission following EP/157/21/PL). (EP/101/22/PL)
(start date – 06/04/23) 4 Beechlands Close and East of 18 Beechlands Court, East Preston, BN16 1JT

The Clerk explained this Appeal would be determined on the basis of written representations. The committee AGREED unanimously no additional representations to those submitted in response to the Application were required.

326/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

The committee AGREED unanimously to elect Cllr Bowman as an interim Chairman of the Neighbourhood Plan review steering group. This position would be reviewed once more members of the public had come forward to take part.

327/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

328/23 CORRESPONDENCE

Nothing to note.

329/23 NEW MATTERS FOR THE NEXT MEETING (16TH MAY)

Cllr Mathias raised some concerns about the works taking place at Vista Point, Tamarisk Way. The Clerk said he would look into this.

The Meeting ended at 18:29.

Chairman: *Cllr Glyn Mathias* Date: **16th May 2023**

(END)