



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, 16th May 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, Chairman

Mrs Toni McElroy, East Preston & Kingston Village Hall Foundation, Chairman

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.

Following the Annual Meeting of the Council on 15th May, the membership of this committee was Cllrs Bowman, Bradshaw, Mathias, Moore and Wilkinson. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

In advance of the meeting the Clerk had written to all committee members, letting them know Cllrs Bradshaw and Mathias had put themselves forward for the role of Chairman, and Cllrs Bradshaw and Bowman had put themselves forward for the role of Vice-Chairman. The Clerk asked if there were any other candidates and there were not. The meeting AGREED Cllr Toney could act as a second teller alongside the Clerk.

369/23 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2023/24

Cllr Mathias was appointed.

Cllr Toney confirmed all six councillors present had voted.

370/23 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2023/24

Cllr Bowman was appointed.

Cllr Toney confirmed all six councillors present had voted. Cllr Mathias exercised his casting vote.

371/23 APOLOGIES AND REASONS FOR ABSENCE

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

372/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None were declared.

373/23 PUBLIC SESSION

The meeting AGREED Mrs McElroy could address the meeting at the appropriate time.

374/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 20th May 2023

EP/35/23/PL

Erection of log cabin on a reinforced concrete slab and the replacement of the existing cycle shed with a new timber built cycle shed with open front and rear. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development

East Preston & Kingston Village Hall, Sea Road, East Preston, BN16 1LP

The Clerk explained to the meeting the applicant had been asked by the Planning Officer to withdraw this Application. (Apparently, the Planning Officer had been in post for just two weeks and was due to leave at the end of the week.) Part of the Planning Officer's justification for this request was the Conservation Officer's consultation response. The Listed Building referred to in the Application title is Beehives Cottages immediately to the south; the Village Hall itself is locally-Listed.

The Clerk had viewed the Conservation Officer's response, in particular noting the comment, "The level of harm is considered to be on the lower end of the scale. As such you will also need to consider the public benefits that the development may achieve as part of your assessment of the application."

Mrs McElroy provided an additional update. The Applicant had spoken to the Planning Officer and had agreed to provide further information rather than withdrawing the Application at this time.

Mrs Vos said the Preservation Society was concerned about the visual impact the building would have on the adjacent Listed properties and how it would detract from the historic relationship between the buildings, but also understood the proposal was for a good cause. Mrs Vos expressed some concerns not directly related to the Application and Mrs McElroy was able to answer these. Mrs McElroy said the Village Hall Foundation would be happy to paint the proposed shed in whatever the preferred colour was. Mrs Vos said the Preservation Society would prefer honesty, for the wood to look like wood still.

As landlord to the Village Hall Foundation, the council, via the Finance & General Purposes Committee, had already agreed to the principle of some form of cabin in this location for this purpose.

No other public representations had been received.

After some discussion, the committee AGREED unanimously to support this Application, which supports the council's wellbeing intentions.

EP/38/23/HH

Hall extension and canopy porch
103 Roundstone Drive, East Preston, BN16 1EN

Mrs Vos said the Preservation Society had no objections to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

Observations by 26th May 2023

EP/36/23/PL Replacement of existing swimming pool/garage with detached 4 bed dwelling with new access from highway. This application is in CIL Zone 4 and is CIL Liable as new dwelling
68 Sea Lane, East Preston, BN16 1ND

Mrs Vos said the Preservation Society was likely to object to this Application which, she felt, contravened the Arun Design Guide.

Other public representations had been received and had been circulated to committee members.

The committee AGREED unanimously to object to this Application which it felt would look cramped on this site, would result in overdevelopment of the plot, could result in some traffic management problems and which was far in front of the established building line.

Observations by 2nd June 2023

EP/43/23/HH Single storey, flat-roofed detached garage ahead of the principal elevation of the host dwelling
30 North Lane, East Preston, BN16 1DA

Cllr Wilkinson advised the meeting he was not related to the applicant who shared his surname.

Mrs Vos advised the Preservation Society would probably object to this Application as the proposed garage is far in front of the established building line, which has not been encroached upon at all in the stretch of properties from no. 38 all the way north to East Preston Fire Station.

No other public representations had been received.

The committee AGREED unanimously to object to this Application on the grounds the proposed garage would be out-of-keeping with neighbouring properties by being so far in front of the building line.

Observations by 9th June 2023

A/112/23/HH Two storey front, side and rear extension, including installation of a first floor rear balcony, raising the ridge height of the roof to facilitate use of habitable space, and external remodelling, following the demolition of existing conservatory and detached garage. This is a dual parish application with East Preston Parish Council.
Roundstone Cottage, 48 Old Worthing Road, East Preston

Mrs Vos said there were no real grounds upon which the Preservation Society could object to this Application, although it would mean the complete transformation of an attractive early-20th Century building which has been largely unchanged in the approximately 100 years since it was built. Mrs Vos believed this was a farmworker's cottage rather than a farmhouse.

No public representations had been received.

A suggestion to defer this decision until after the Angmering Parish Council committee meeting on 6th June was dismissed as that would not allow this council sufficient time to meet and comment before the deadline.

EP/44/23/T

Although there were similar concerns about the transformation of an attractive period house, the committee AGREED not to object to this Application.

1 No. Evergreen Holm Oak (T1) crown reduction to 8m in height and 7m in spread
Dean House, 67 Sea Lane, East Preston, BN16 1NB

The committee AGREED unanimously to agree with the ADC arboriculturist's judgement.

EP/53/23/HH

Rear extension and changes to external finishes
42 Vermont Drive, East Preston, BN16 1LG

Mrs Vos said the Preservation Society would not be objecting to this Application although the proposal would result in another monochrome, non-vernacular building in the village.

The committee AGREED unanimously not to object to this Application.

375/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other parishes to be considered.

376/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

377/23 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

378/23 MINUTES OF THE MEETING HELD ON 24TH APRIL 2023

Draft Minutes from the meeting held on 24th April had been circulated to all councillors on 25th April, asking for suggested amendments by 28th April. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24th April. Cllr Mathias duly signed the Minutes.

379/23 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

380/23 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/7/23/PL *

Erection of 1 No. two storey dwelling house...
Land north of 9 Lashmar Road, East Preston

Approved subject to Conditions (Committee)

EP/14/23/HH *

Erection of a two story front extension...
Merrydown, Kingston Lane, East Preston

Approved subject to Conditions (Delegated Powers)

EP/16/23/HH

Infilling of existing valley to create additional space...
12 Seaview Avenue

Approved subject to Conditions (Delegated Powers)

EP/19/23/HH	Single storey ground floor extension... 1 The Pergolas, South Strand, East Preston	Approved subject to Conditions (Delegated Powers)
EP/21/23/CLP	Lawful development certificate for a proposed single storey rear extension... 53 Saxon Close, East Preston	Planning Permission not Required (Delegated Powers)
EP/23/23/T	Various tree works 1 Kerry Gardens, East Preston	Approved subject to Conditions (Delegated Powers)
EP/24/23/HH *	Hip to gable loft conversion... 9 Hillview Crescent, East Preston	Withdrawn
FG/180/22/OUT *	Outline planning application for the construction of 112 dwellings... Highdown Vineyard, Littlehampton Road, Ferring	Refused (Delegated Powers)

The reasons given for this 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 11d) ii) of the NPPF. This level of harm outweighs the presumption in favour of sustainable development and conflicts with paragraph 11d) 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 contrary to policies SD SP3 and D DM1 of the Arun Local Plan and the NPPF.

4 The proposal would result in the loss of an employment generating horticultural business with no appropriate relocation site provided nor any evidence to suggest that current use is unviable. The proposed development is therefore contrary to policies HOR DM1 3a 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 drainage scheme. 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 Insufficient details have been submitted to fully determine the impact of the proposed development upon the significance and setting of the Highdown Hill Camp Scheduled Monument. Consequently, the proposed development is

contrary to Policy HER DM6 of the Local Plan and the National Planning Policy Framework.

7 The site comprises 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 National Planning Policy Framework.

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.

9 Insufficient details have been submitted to fully determine the impact of the proposed development in terms of sustainable travel. Consequently, the proposed development is contrary to policies T SP1 and T DM1 of the Local Plan and the National Planning Policy Framework.

10 Insufficient details have been submitted to fully determine the impact of the proposed development upon the safety, reliability, and operational efficiency of the Strategic Road Network. The proposed development therefore fails to meet the requirements of Department for Transport Circular 01/2022 and paras 110 to 113 of the National Planning Policy Framework.

11 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 policy INF SP1.

12 In the absence of details of adaptable dwellings the proposal is in conflict with the requirements of policies D DM1 and D DM2 of the Arun Local Plan and ADC full council policy of Accommodation for Older People.

K/56/22/PL *

Erection of 48 No residential dwellings
Land north-east of Kingston Lane, Kingston

Refused (Delegated Powers)

The reasons given for this refusal were:

1 The proposal would include a clear cluster of affordable housing to the northwest corner of the development which would appear isolated and would fail to integrate with the proposed market homes. The proposed development is therefore contrary to Arun Local Plan Policy AH SP2.

2 Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water drainage scheme on the site layout. Insufficient buffers have been provided adjacent to watercourses to the west and north boundaries of the site. Consequently, the proposed development is contrary to Policies W DM2 and W DM3 of the Local Plan, Kingston Neighbourhood Plan Policy KPNP 5 and the National Planning Policy Framework.

3 The site comprises Grade 1 Agricultural Land and it has not been satisfactorily demonstrated that there is an overriding need for the development in this particular location in conflict with policy SO DM1 of the Arun Local Plan and para 174 of the NPPF.

4 The proposed development, by way of its layout, built form orientation, location and usability of public open space, would result in harm to the countryside setting and would fail to enhance the character and appearance of the site. The proposed development therefore fails to accord with policies D DM1, D SP1, H DM1, OSR DM1 of the Arun Local Plan, the Arun Design Guide and the NPPF.

5 The proposed development does not include any M4(2) compliant dwellings and therefore fails to provide an appropriate number of adaptable dwellings for future residents. The proposed development therefore fails to accord with Arun Local Plan Policies D DM1, D DM2 and Arun DC approved interim policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020).

6 The proposed development does not include a suitable provision of disabled user car parking and therefore fails to cater for all future occupiers. The proposed development therefore fails to accord with Arun Local Plan Policies T SP1 and T DM1.

7 The proposed development does not include an appropriate agreement or undertaking to secure the proposed affordable housing provision. The proposed development is therefore contrary to Arun Local Plan Policy AH SP2.

8 The proposed development does not include an appropriate agreement or undertaking to secure the required Education Transport Contribution. The proposed development is therefore contrary to Arun Local Plan Policy INF SP1.

381/23 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.

382/23 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 had checked on this case on the afternoon of the meeting at which time there was no scheduled decision date.

383/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Chairman of the Neighbourhood Plan review steering group, Cllr Bowman, said the steering group would be meeting on 30th May, although Cllr Wilkinson would not be able to attend. Cllr Bowman had adapted some Terms of Reference received from Oneill Homer and this would be one of the items for discussion at that meeting. The group would also consider how best to use community volunteers. An article about the review had been included in the Spring 2023 Newsletter which had gone to print on the day of the meeting.

The council had put aside £10,000 for the Neighbourhood Plan Review. The council hoped it would be able to apply for grants to offset that amount.

The Clerk will contact those residents who had already expressed interest to ensure they were still interested.

384/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

385/23 CORRESPONDENCE

Nothing to note.

The Clerk advised the next meeting would be on 12th June.

The Meeting ended at 18:35.

Chairman: *cllr Glyn Mathías* Date: **12th June 2023**

(END)