



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th June 2023 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors 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

ABSENT: Cllrs Christine Bowman and 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 18:00.

464/23 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllrs Bowman and Linton.

465/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Mathias	Planning Applications EP/55/23/HH and EP/61/23/HH	Personal; Cllr Mathias lives on the same private estate as the Application site
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466/23 PUBLIC SESSION

No members of the public were present.

467/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 16th June 2023

EP/55/23/PL Proposed two storey extension and catslide to front (North)

Mrs Vos said the Preservation Society was unlikely to object to this Application. Potential overlooking had been mitigated by the balcony being inset. The corner plot was prominent and the proposal was possible overdevelopment.

The committee AGREED unanimously not to object but to ask the Planning Officer is any conditions could be applied to reduce further any overlooking from the balcony.

Observations by 22nd June 2023

EP/61/23/HH Side extension and loft conversion with front pitched dormer and roof windows
24 The Roystons, East Preston, BN16 2TR

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

The committee AGREED unanimously not to object to this Application.

Observations by 29th June 2023

EP/63/23/PL Separation of factory into 2 self contained units. This application is in CIL Zone 4 (zero rated) as other development. This is a dual parish application with Angmering Parish Council
Vulcan Enamelling, Workshop And Premises, Station Road, East Preston, BN16 3AA

Mrs Vos said the Preservation Society would not be commenting upon this Application.

The committee AGREED unanimously not to object to this Application.

468/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other parishes to be considered.

469/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

470/23 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

471/23 MINUTES OF THE MEETING HELD ON 16TH MAY 2023

Draft Minutes from the meeting held on 16th May had been circulated to all councillors on 18th May, asking for suggested amendments by 25th May. None were received, but Cllr Moore emailed, "I find the draft Minutes to be a true reflection of the meeting."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 16th May. Cllr Mathias duly signed the Minutes.

472/23 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 378/21 – Arun District Council (ADC) Planning Applications – EP/58/21/HH for Mistibeech, Tamarisk Way - Cllr Mathias said he had had reason to revisit the plans for this Application and had been surprised to see there were no measurements given on the plans, and therefore the committee had not fully understood the potential height of the proposed garden room. He questioned whether this Application's drawings should have been validated successfully by ADC.

473/23 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/18/23/HH	Single-storey rear extension, extension to detached garage... 19 Upper Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/25/23/CLP	Lawful development certificate for proposed construction of new East boundary wall and alterations to existing garage door openings, insertion of rooflight in front roof space Mistibeech, 15 Tamarisk Way, East Preston	Planning Permission not required (Delegated Powers)
EP/26/23/HH	Single storey rear extension... 22 Michel Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/28/23/HH	Part single, part two storey side/rear extension... 8 Michel Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/29/23/HH	Single storey side extension 14 Beechlands Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/32/23/T	1 No. Cypress spread reduction... 7 Tamarisk Way, East Preston	Approved subject to Conditions (Delegated Powers)
EP/43/23/PDH	Notification under extended permitted development rights for a single storey rear extension... 11 Selborne Way, East Preston	Prior approval not required (Delegated Powers)
EP/51/23/NMA	Non material amendment [...] for the relocation of the proposed side access door Land east of 1, The Way, East Preston	Approved (Delegated Powers)

474/23 COMPLIANCE MATTERS

ENF/51/22 (03/03/22)	Alleged Unauthorised Outbuildings 23 The Plantation, East Preston, BN16 1LD
ENF/214/22 (07/22)	Alleged Unauthorised Single Storey Extension 1 Orchard Road, East Preston
ENF/238/22 (07/22)	Alleged notifiable works in respect of balcony change of wood to glass fenestration West House, South Strand. East Preston

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

475/23 PLANNING INSPECTORATE APPEALS

C3810/W/22/3311814 (start date – 06/04/23)	1 No Dwelling House (Resubmission following EP/157/21/PL). (EP/101/22/PL) 4 Beechlands Close and East of 18 Beechlands Court, East Preston, BN16 1JT
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The Clerk had checked on this case on the afternoon of the meeting at which time there was no scheduled decision date.

C3810/W/22/3313857 (start date – 1/6/23)	3 No Stables and a barn. Land east of Kingston House, Kingston Lane, Kingston, BN16 1RP (K/22/22/PL)
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The committee AGREED unanimously not to submit a further written representation on this Application unless Kingston Parish Council asked.

476/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

The Clerk reported no members of the public had come forward at either of the sessions publicised in the Spring 2023 Newsletter. Members of the public who had already expressed interest in becoming part of the review Steering Group would be separately invited to the Steering Group's meeting on 24th July nearer the time.

One member of the public had approached Mrs Vos directly and Mrs Vos would follow up on that conversation.

477/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

478/23 CORRESPONDENCE

Nothing to note.

479/23 NEW MATTERS FOR THE NEXT MEETING (26TH JUNE)

Nothing to note.

The Meeting ended at 18:17.

Chairman: *Cllr Glyn Mathías* Date: **26th June 2023**

(END)