



# 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, 26<sup>th</sup> June 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 and Steve Toney

**ALSO:** Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society, Chairman

Mr Rob Austin (until 18:05)

**ABSENT:** Cllr Steven Wilkinson

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.

Cllr Mathias welcomed Mr Austin to the meeting and led a round of introductions.

### **510/23 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence were received and accepted from Cllr Wilkinson (holiday).

### **511/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Linton and Mathias	Planning Application EP/68/23/HH	Personal; Cllrs Linton and Mathias live on the same private estate as the Application site
Cllr Bowman	Planning Application EP/68/23/HH	Personal; Cllr Bowman lives on the same private estate as the Application site and is married to the Planning Director of the estate's Residents' Association board

### **512/23 PUBLIC SESSION**

As Mr Austin was the only member of the public present, the meeting AGREED he could comment at the time the committee considered his Application.

## **513/23     ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

### Observations by 20<sup>th</sup> July 2023

**EP/71/23/PL**     Extension and alterations to roof to create 2no. dwellings and 3no. parking spaces. This application is in CIL Zone 4 (zero rated) as flats  
Angmering Court, 24 Sea Lane, East Preston, BN16 1NF

Mr Austin provided the background to his Application.

Mrs Vos said the East Preston & Kingston Preservation Society would not be objecting to this Application. She also said the garage block would benefit from some care.

The committee AGREED unanimously it had no objections to raise against this Application.

(Mr Austin left the meeting at this point.)

### Observations by 7<sup>th</sup> July 2023

**None**

### Observations by 13<sup>th</sup> July 2023

**EP/60/23/HH**     Removal of existing hung tiles and battens to be replaced with James Hardie Plank Cedar weatherproof in cobblestone. Existing brickwork to be rendered using the Weatherby system with a waterproof top coat  
4 Nursery Close, East Preston, BN16 1QD

Mrs Vos said the Preservation Society would be objecting to this Application as the proposal would not harmonise with neighbouring properties.

The committee AGREED to object to this Application as the proposal would be out of keeping with neighbouring properties, all bar one of which have remained largely unchanged since construction.

**EP/68/23/HH**     Proposed ground and first floor extensions, dormers and Juliet balconies, external remodelling, internal alterations and associated works  
15 Michel Grove, East Preston, BN16 2SX

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

The committee AGREED unanimously not to object to this Application.

**EP/69/23/PL**     Replacement of the communal access door set with a level access door set suitable for wheelchair access along with a new external landing and ramp. This application is in CIL Zone 4 (zero rated) as other development  
48 St Mary's Drive, East Preston, BN16 1JB

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

The committee AGREED unanimously not to object to this Application.

### Observations by 20<sup>th</sup> July 2023

**None**

## **514/23     ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other parishes to be considered.

## **515/23     WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

## **516/23     LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

## **517/23     MINUTES OF THE MEETING HELD ON 12<sup>TH</sup> JUNE 2023**

Draft Minutes from the meeting held on 12<sup>th</sup> June had been circulated to all councillors on 20<sup>th</sup> June, asking for suggested amendments by return. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 12<sup>th</sup> June. Cllr Mathias duly signed the Minutes.

## **518/23     MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 467/23 – Arun District Council (ADC) Planning Applications – EP/55/23/HH for 8 Myrtle Grove** – the Clerk reported the agent had written to the Planning Officer in response to the council's request ADC considered whether it was possible to mitigate further any overlooking from the proposed balcony. The agent had written, "Note with regard to East Preston Parish Council's comment regarding the balcony, privacy to No. 6 is already achieved by virtue of the originally proposed brick flank wall & return."

## **519/23     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/35/23/PL</b>	Erection of log cabin... Village Hall, Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/38/23/HH</b>	Hall extension and canopy porch 103 Roundstone Drive, East Preston	Approved subject to Conditions (Delegated Powers)

## **520/23     COMPLIANCE MATTERS**

<b>ENF/51/22</b> (03/03/22)	Alleged Unauthorised Outbuildings 23 The Plantation, East Preston, BN16 1LD
<b>ENF/214/22</b> (07/22)	Alleged Unauthorised Single Storey Extension 1 Orchard Road, East Preston
<b>ENF/238/22</b> (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.

## **521/23     PLANNING INSPECTORATE APPEALS**

**C3810/W/22/3311814**    1 No Dwelling House (Resubmission following EP/157/21/PL).

(start date – 06/04/23)

4 Beechlands Close and East of 18 Beechlands Court, East Preston, BN16 1JT  
(EP/101/22/PL)

**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)

The Clerk reported there had been no updates when he had last looked.

#### **522/23     EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW**

Cllr Bowman reported two members of the public had emailed her in response to the article in the Spring 2023 Newsletter. Both were known to the council and would be invited to the meeting to be held on 24<sup>th</sup> July. The Clerk and Cllr Moore agreed the personal circumstances of one of the two had changed very recently which may mean he was no longer able to contribute. The Clerk said something similar may have been happening for an earlier volunteer.

Cllr Bradshaw said he would attend the meeting on 24<sup>th</sup> July but was unsure whether he would be able to commit a lot of time to the review.

#### **523/23     AREAS OF SPECIAL CHARACTER**

Nothing to report.

#### **524/23     CORRESPONDENCE**

The Clerk referred to a letter he had received from ADC on 21<sup>st</sup> June, *Arun District Council Call For Sites 2023*. He had circulated the letter to committee members in advance of the meeting. The committee AGREED there were still no obvious development sites within East Preston.

The Clerk reported he was in correspondence with a resident of the Willowhayne Private Estate who had questioned what sites in the village the committee would not object to should a Planning Application for a 5G mast be submitted. The Clerk had initially responded saying the matter was a WSCC matter, but the resident had not accepted that and also said the WSCC website was out-of-date. The Clerk had referred the latter matter to County Cllr Elkins. He had further advised the resident this council had not actively discussed which sites would not be objected to for a mast as the final decision was with ADC. He had said to the resident the matter would be discussed at the Planning & Licensing Committee meeting on 10<sup>th</sup> July.

Mrs Vos asked whether the council would be pursuing the matter of last-minute substitute plans being provided for EP/43/23/HH for 30 North Lane, the proposed garage being only minorly reduced in size. The Clerk said he would provide the chairman some words to raise at the Full Council meeting scheduled for 3<sup>rd</sup> July.

#### **525/23     NEW MATTERS FOR THE NEXT MEETING (10<sup>TH</sup> JULY)**

Nothing to note.

*The Meeting ended at 18:33.*

Chairman: *Cllr Glyn Mathias*     Date: **10<sup>th</sup> July 2023**

(END)

