



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 14th August 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

Sioned Vos, Chairman - East Preston & Kingston Preservation Society

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.

662/23 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence had been received from Cllr Bowman.

An apology had also been received from Mr Geoff Short, applicant of EP/88/23/T.

663/23 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Linton	EP/89/23/PL	Personal; Cllr Linton is a member of Angmering-on-Sea Lawn Tennis Club
Cllrs Moore and Wilkinson	EP/89/23/PL	Personal; both live upon the same private estate as that which hosts the Angmering-on-Sea Lawn Tennis Club

664/23 PUBLIC SESSION

No members of the public were present.

665/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 17th August 2023

EP/87/23/T 1 No. Sycamore (T1) crown reduction to a height of 12m and spread of 5m
7 Woodbridge Park, East Preston, BN16 1NL

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

No other public representations had been received.

The committee AGREED unanimously it would agree with any recommendations made by the ADC arboriculturist.

Observations by 24th August 2023

EP/89/23/PL Replace existing floodlights with 36 No. new floodlights. This application is in CIL
Zone 4 (zero-rated) as other development
Angmering-on-Sea Lawn Tennis Club, Homelands Avenue, East Preston, BN16 1PS

The council is the landlord of Angmering-on-Sea Lawn Tennis Club.

Cllr Linton declared a Personal Interest in this Application as a member of the tennis club; Cllrs Moore and Wilkinson declared a Personal Interest in this Application as they live on the estate within which the club resides.

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

One public representation had been received by ADC, and this had been made available to committee members.

Two households in Nursery Close had been in touch with the clerk, and neither had objections to the proposal.

The committee AGREED unanimously not to object to this Application.

Observations by 1st September 2023

EP/88/23/T 1 No. Copper Beech (T1) Northern radial spread reduction to 5.5m, Easterly radial
spread reduction to 5m, Southerly radial spread reduction to 4.5m, Westerly radial
spread reduction to 4.5m, crown raise to 4.5m over the highway / 4m from floor level,
crown thin by 15 % and removal of dead wood
6 Woodbridge Park, East Preston, BN16 1NL

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

No other public representations had been received.

The committee AGREED unanimously it would agree with any recommendations made by the ADC arboriculturist.

666/23 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other parishes to be considered.

667/23 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

668/23 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

669/23 MINUTES OF THE MEETING HELD ON 24TH JULY 2023

Draft Minutes from the meeting held on 24th July had been circulated to all councillors on 26th July, asking for suggested amendments by the end of the 2nd August. No amendments were suggested.

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

670/23 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

671/23 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/55/23/HH	Proposed two storey extension and catslide... 8 Myrtle Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/60/23/HH *	Removal of existing hung tiles and battens to be replaced with James Hardie Plant Cedar... 4 Nursery Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/63/23/PL	Separation of factory into 2 self-contained units... Workshop and Premises, Station Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/66/23/CLP	Lawful development certificate for a proposed single storey rear extension... 92 Sea Road, East Preston	Planning Permission not required (Delegated Powers)
EP/68/23/HH	Proposed ground and first floor extensions... 15 Michel Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/69/23/PL	Replacement of the communal access door set with a level access door set... 48 St Mary's Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/73/23/CLP	Lawful development certification for a proposed single storey rear extension... 35 Vermont Drive, East Preston	Planning Permission Required (Delegated Powers)
EP/75/23/ PDH	Notification under extended permitted development rights for a single storey rear extension... 131 Roundstone Drive, East Preston	Prior Approval Not Required (Delegated Powers)
EP/91/23/NMA	Non material amendment [...] to have the windows and doors finished in Anthracite... West House, South Strand, East Preston	Approved (Delegated Powers)

Referring to Application EP/60/23/HH, Cllr Mathias said he thought it was still the case any Application to which the council had objected was automatically put before the ADC Planning Committee, although he admitted this had changed several times over the years. The Clerk said he believed in instances such as this, where there were no or few objections from neighbours, it would be necessary to get the district councillors to ask for the Application to be considered by the

ADC Planning Committee.

672/23 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]
- ENF/203/23** Alleged unauthorised outbuilding
(07/23) [REDACTED]

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

673/23 PLANNING INSPECTORATE APPEALS

- C3810/W/22/3313857** 3 No Stables and a barn.
(start date – 01/06/23) Land east of Kingston House, Kingston Lane, Kingston, BN16 1RP
(K/22/22/PL)

As of the morning of the meeting there was still no proposed dates for 3313857.

The Clerk had previously alerted committee members to a new appeal.

- C3810/W/22/3323939** Demolition of existing building and erection of 70 No. dwellings...
(start date – 31/07/23) Lansdowne Nursery, The Barn, Littlehampton Road, Ferring, BN12 6PB
(FG/124/22/PL)

As this was in a neighbouring parish, the committee AGREED unanimously the council would only comment further if asked by that parish's council.

674/23 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Oneill Homer had let the Clerk know a new funding window had opened for councils undertaking a review of an existing Neighbourhood Plan. He had let Cllr Bowman know of this, Cllr Bowman was currently interim chairman of the Neighbourhood Plan Review Steering Group. Cllr Bowman wanted this committee's support the Steering Group could apply for a grant. The committee AGREED unanimously the Steering Group should be encouraged to apply for this funding.

The Clerk had received a letter from Middleton-on-Sea Parish Council which was just preparing its first Neighbourhood Plan. As such, it was suggesting an "informal network with no subscription chares, merely a structure information hub" be created, operating "via periodic Zoom based discussed and occasional Zoom based seminars." The letter said such networks already operated in Berkshire, Horsham District and London, to good effect. The committee AGREED unanimously this council should be represented in such a network, and proposed Cllr Bowman be the council's representative (with her agreement).

675/23 AREAS OF SPECIAL CHARACTER

Nothing to report.

676/23 CORRESPONDENCE

The committee NOTED a letter received from West Sussex County Council dated 28th July, *West Sussex Minerals & Waster Planning Policy: Summer Update – Joint Minerals Local Plan – Five Year Assessment of Relevance and Effectiveness*. The committee AGREED unanimously no action was required in response to this letter.

677/23 NEW MATTERS FOR THE NEXT MEETING (29TH AUGUST)

Nothing was suggested.

The Meeting ended at 18:16.

Chairman: *Cllr Glyn Mathias* Date: **11th September 2023**

(END)