



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Tuesday, 9<sup>th</sup> January 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

**MEMBERS PRESENT:** Councillors Christine Bowman, Elizabeth Linton, Glyn Mathias (Chairman), David Moore, Steve Toney and Steven Wilkinson

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

Sioned Vos, East Preston & Kingston Preservation Society

Roy Allen, Sea Road Beach Access Limited

**ABSENT:** Councillor Kit Bradshaw

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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;

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The meeting opened at 18:00.

### **022/24 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence had been received from Cllr Bradshaw (stuck in traffic after work).

### **023/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No interests were declared.

### **024/24 PUBLIC SESSION**

The meeting AGREED to allow Mr Allen and Mrs Vos to address the meeting as each Application was considered.

### **025/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 14<sup>th</sup> January 2024

**EP/145/23/PL** Provision of boardwalk to access the beach. This application is in CIL zone 4 (Zero Rated) as other development  
South end of Sea Road, East Preston

Mr Allen provided the background to this Application and answered a number of questions from councillors present.

Mrs Vos said the Preservation Society was likely to support this Application.

The Clerk reported a member of the public had called to express concerns about this Application, including but not limited to: the timing of the Application consultation period over Christmas felt underhand; the WSCC Highways Planning Technician did not seem to have taken the resident's concerns on board; the ADC yellow notice posted was insufficient and poorly located; locating the access at the southern end of Sea Road would increase the risk of emergency vehicles being unable to access the caravan park and beach in emergencies; the beach was ever-shifting and the proposed design would fail; who would be responsible for the access if the limited company folded. The Clerk had provided answers for most of these points and had advised the resident to submit their own comments in response to the Application.

One resident, to date, had submitted comments to ADC and those were in support of the proposal.

The committee AGREED unanimously not to object to this Application.

Observations by 19<sup>th</sup> January 2024

**None**

Observations by 1<sup>st</sup> February 2024

**EP/149/23/PL** Demolition of existing dwelling and replacement to create a 5no. bedroom dwelling with double garage. This application is in CIL zone 4 and is CIL liable as a new dwelling  
Paddock Place, 35 Tamarisk Way, East Preston, BN16 2TE

Mrs Vos advised the Preservation Society would not be objecting to this Application as the applicants had advised the end result would be the same as that given Planning Permission under EP/97/23/HH.

No other public representation on this Application had been received.

The committee AGREED unanimously not to object to this Application.

**026/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other parishes to be considered.

**027/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**028/24 LICENSING APPLICATIONS**

There were no Licensing Applications to be considered.

**029/24 MINUTES OF THE MEETING HELD ON 18<sup>TH</sup> DECEMBER 2023**

Draft Minutes from the meeting held on 18<sup>th</sup> December had been circulated to all councillors on 20<sup>th</sup> December, asking for suggested amendments by 31<sup>st</sup> December. None had been suggested, but Cllr Toney had replied, "Many thanks, all good," and Cllr Moore had replied, "I have carefully read the draft Minutes and they represent a true reflection of the meeting."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 18<sup>th</sup> December. Cllr Mathias duly signed the Minutes.

#### **030/24 MATTERS ARISING FROM PREVIOUS MEETINGS**

No matters were raised.

#### **031/24 RECENT ADC PUBLIC CONSULTATIONS**

At the last meeting, Cllr Mathias had volunteered to look at the Design Guide Update 2023, and Cllr Bradshaw had volunteered to look at the Gypsy and Traveller Development Plan.

Cllr Mathias had found the Design Guide Update a long and complicated document, not especially relevant to the work of this committee. Having also spent some time reading the document, Mrs Vos wholly agreed.

Although Cllr Bradshaw had been unable to attend the meeting, the Clerk reported Cllr Bradshaw had previously told him he did not believe the council needed to respond to this consultation.

The committee AGREED no further action was required for either of these consultations.

#### **032/24 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/132/23/HH \*** Rear and infill side extension with mono pitch roof alterations  
20 North Lane, East Preston  
Refused (Delegated Powers)

The reasons given for refusal were:

“The proposed extensions are not visually subservient to the host dwelling and are of a scale and design that are not sympathetic to the character of the host dwelling which is in part, derived from its mirrored design and associated pair. The proposal would also result in a harmful closure of separations between dwellings at first floor level leading to an unwelcome terracing impact. As a result, this proposal would result in unacceptable harm to the visual amenity and character of the host dwelling, and the wider street scene contrary to policies D DM1 & D DM4 of the Arun Local Plan, and Policy 1 of the East Preston Neighbourhood Development Plan.”

**EP/133/23/HH** Single storey rear extension  
30 Vermont Drive, East Preston  
Approved subject to Conditions (Delegated Powers)

#### **033/24 PLANNING COMPLIANCE MATTERS**

**ENF/214/22** Alleged Unauthorised Single Storey Extension  
(07/22) [REDACTED]

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

**ENF/365/23** Alleged unauthorised side rooflights following determination of EP/114/24/CLE  
(20/11/23) [REDACTED]

Cllr Mathias repeated he was concerned the title of ENF/365/23 did not accurately reflect the compliance matters the case needed to cover. The Clerk said he would feed this back to the ADC Planning Compliance team.

## 034/24 PLANNING INSPECTORATE APPEALS

**M3835/W/21/3281813** Mixed use development comprising up to 475 dwellings...  
(start date – 04/10/23) Land North West of Goring Railway Station, Goring Street, Worthing  
(AWDM/1264/20)

There was no likely conclusion date yet on the above appeal.

## 035/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, Chairman of the Neighbourhood Plan Steering Group, confirmed the group was meeting immediately after this meeting.

The Steering Group was unclear how far it needed to have progressed the review by 31<sup>st</sup> March in order not to lose its grant of £9,548. Cllr Bowman hoped to arrange a further online meeting between members of the Steering Group and the representative from Oneill Homer.

## 036/24 CORRESPONDENCE

The Clerk reported on Planning Application EP/146/23/NMA. He and Mrs Vos had been concerned at the amount of changes covered by the Application which would have a visual impact upon the host property. With this in mind, the Clerk had asked the Planning Officer how the decision to accept this as an NMA, non-material amendment, Application had been made. Hebe Smith, Planning Officer, had advised, “Thank you for bringing this to my attention. There do appear to be a number of changes involved in the application. Submitting an NMA application is the applicant/agent’s decision, and I will be considering whether these changes are “non-material” as part of the application process. I will then inform the applicant of the decision and advise them to submit an alternative application if necessary.” Mrs Vos confirmed the Application had been Refused Planning Permission on 4<sup>th</sup> January, as follows:

“I refer to your recent application for a Non Material Minor Amendment.

“Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

“The reasons that these proposals have not been accepted as Non-Material Amendments is because the proposed alteration to the front extension results in an increase in width of more than 1m and the alteration to the materials of the balcony screen conflict with condition 3 of the original permission (EP/77/19/HH). It cannot therefore be considered under section 96A of the Town and Country Planning Act 1990.

“Please see our website for further detail regarding what can and cannot be accepted as an NMA - <https://www.arun.gov.uk/making-a-planning-application/>.

“From the information submitted, I am unable to take the alterations as a Minor Amendment to EP/77/19/HH.”

## 037/24 NEW MATTERS FOR THE NEXT MEETING (22<sup>ND</sup> JANUARY)

No new matters were suggested for the next meeting.

*The Meeting ended at 18:45.*

Chairman: *Cllr Glyn Mathias* Date: **22<sup>nd</sup> January 2024**

(END)

