



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 22nd January 2024 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, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Sioned Vos, East Preston & Kingston Preservation Society

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.

054/24 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

055/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No interests were declared.

056/24 PUBLIC SESSION

No members of the public were present.

057/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 1st February 2024

EP/147/23/HH First floor side extension, conversion of existing garage to habitable space, new dormers and external remodeling, new detached garage and all associated works. Alterations to fenestration. New crossover.
Honeysuckle Cottage, 14 Michel Grove, East Preston, BN16 2SX

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

No public representations had been received about this Application.

Although some concerns were discussed, the committee AGREED unanimously not to raise any objections to this Application.

Observations by 8th February 2024

EP/148/23/HH Erection of a part two-storey, part single-storey annex
2 Vicarage Lane, East Preston, BN16 2SP

Mrs Vos stated the Preservation Society was concerned the entrance to the proposed annex being on the south elevation would make this look like the start of a terrace of properties in a road which is exclusively detached properties. The Preservation Society would also be asking for a Condition to be applied, such as that recently applied to a property in Kingston, "The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of [the host property] as a dwelling and shall not be used as a separate unit of accommodation."

One public representation had been received and circulated to all committee members ahead of the meeting.

After a discussion of concerns the proposed annex would look like overdevelopment and would upset the symmetry at the eastern end of Vicarage Lane, the committee AGREED not to raise any objections to this Application.

The committee AGREED to request a Condition be applied, as per the suggestion of the Preservation Society, and also that some consideration be given to moving the access to the proposed annex to be on the eastern elevation rather than the southern. There is already a door on the eastern elevation.

The Clerk had flagged to the Planning Officer the fact no Existing Elevations plan had been provided with EP/148/23/HH, but had received no response.

The Chairman asked whether it would be possible for the council to be provided with a copy of any Construction Plan submitted for larger development projects within the village. The Clerk would enquire.

058/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other parishes to be considered.

059/24 WEST SUSSEX COUNTY COUNCIL (WSSC) PLANNING APPLICATIONS

There were no WSSC Planning Applications to consider.

060/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

061/24 MINUTES OF THE MEETING HELD ON 9TH JANUARY 2024

Draft Minutes from the meeting held on 9th January had been circulated to all councillors on 10th January, asking for suggested amendments by 11th January.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 9th January. Cllr Mathias duly signed the Minutes.

062/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 025/24 – Arun District Council (ADC) Planning Applications – EP/145/23/PL – Provision of boardwalk to access the beach – the Clerk had received and circulated an email from the Reach the Beach group entitled *Edging Strip Trip hazard*. The email showed examples of nearby beach accesses. Parts of the email read as follows:

“At the Planning and Licensing Committee Meeting on 9 January 2024, the method of edging the boardwalk and the possible trip hazard was discussed. There is no clear guidance in law to define a trip hazard. But you can't claim for injury caused by a trip hazard if the hazard is 25mm or less. For steps and staircases the minimum rise is 150mm. [Building Regulations 2010 Approved Document K, Section 1: Stairs and Ladders, Table 1.1 Rise.] I infer from this that any level change between 25mm and 150mm could be considered a trip hazard. The problem is that, on the shingle beach, there is no universal way of warning of a trip hazard. What do you do for people with limited vision?”

“So, on balance, I have decided to stay with a 40mm high edging strip as indicated on drawing REA-SRBA-001.. But I will change the nominal trench depth from 150mm to 190mm. This will give a nominal projection above the shingle of 26mm (≈ 25mm). This should not reasonably be interpreted as a trip hazard and is very similar to the Aldwick boardwalk about which the planning officer said: a similar boardwalk design can be found at Aldwick Bay (south of 'The Dunes'). Provided the visual appearance is comparable to this, the visual appearance of the boardwalk is likely to be acceptable.”

063/24 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/134/23/PL * Replacement of existing swimming pool/garage with detached 3 bed dwelling...
68 Sea Lane, East Preston
Refused (Delegated Powers)

The reasons given for refusal were:

“Due to the inappropriate siting of the dwelling, and high density of development, the proposal would appear as an incongruous feature within the street, disrupting the established rhythm of development and as a result, have a significant and demonstrably harmful impact on the visual amenity and character of the area in conflict with policies D SP1 & D DM1 of the Arun Local Plan and Policies 1 & 2 of the East Preston Neighbourhood Development Plan.

“Due to the location and siting of the proposed dwelling, and the alterations to the existing dwelling, the proposal would result in significantly harmful impacts of residential amenity for existing and future occupiers in conflict with policies D SP1 & D DM1 of the Arun Local Plan and Policies 1 & 2 of the East Preston Neighbourhood Development Plan.”

EP/137/23/HH Changes to external cladding materials...
15 Vicarage Lane, East Preston
Approved subject to Conditions (Delegated Powers)

EP/140/23/TC Various works to various trees...
The Vicarage, 33 Vicarage Lane, East Preston
No Objection (Delegated Powers)

EP/146/23/NMA Non-material amendment following the grant of EP/77/19/HH for changes...
St Johns Cottage, South Strand, East Preston
Refused (Delegated Powers)

The reasons given for refusal were:

“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.”

064/24 PLANNING COMPLIANCE MATTERS

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

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

On 18th January, the council received a letter as follows:

“I can inform you that an investigation into the alleged contravention has not revealed any evidence that there has been a breach of planning control in this case. It has been determined the outbuilding in the rear garden does comply with the planning permission granted under reference EP/58/21/HH. A site visit was conducted to take measurements and inspect the structure.”

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

065/24 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.

066/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

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

The Steering Group was agreeing changes and consolidating these into a new document. Cllr Bradshaw had agreed to help with some photographs, if needed. The Steering Group needed to compile a Consultation Statement listing all the opportunities members of the public have had to get involved. Cllr Bowman still felt significant progress could be made by March.

067/24 CORRESPONDENCE

The Clerk reported he and Cllrs Bowman and Mathias were all attending a *Levelling Up Act and updates to the NPPF* training session on 24th January. This had been organised by Angmering Parish Council.

068/24 NEW MATTERS FOR THE NEXT MEETING (12TH FEBRUARY)

No new matters were suggested for the next meeting.

The Meeting ended at 18:25.

Chairman: *Cllr Glyn Mathias* Date: **12th February 2024**

(END)