



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th February 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), Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mr P Gallant (until 18:20)

ABSENT: Councillor David Moore

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 18:03.

112/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllr Moore (away).

113/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Toney	Planning Application EP/138/23/HH	Personal; Cllr Toney is a friend of the applicant
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114/24 PUBLIC SESSION

The committee AGREED Mr Gallant could address the meeting whilst it considered his Application, EP/138/23/HH.

115/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 22nd February 2024

EP/138/23/HH Erection of Fire Engine Shed

1 Forge Close, East Preston, BN16 1HX

(Cllr Toney left the meeting before consideration of this Application began.)

Mr Gallant explained the background to his Application and answered questions from the committee. Mr Gallant handed in three sealed envelopes, two containing responses from two other households in Forge Close, the third containing a response from the Company Secretary of Chermont Court Management Ltd.. Mr Gallant left the room whilst the Clerk opened and read aloud the three letters – each offered no objections to the proposed works. Mr Gallant returned whilst the committee deliberated.

The Chairman had received comments from the East Preston & Kingston Preservation Society.

One other resident of Forge Close had advised she would attend the meeting but had not.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

(Mr Gallant thanked the committee and left the meeting at this point. Cllr Toney returned to the meeting at this point.)

Observations by 8th February 2024

EP/1/24/S73 Variation of condition 2 imposed under EP/28/23/HH relating to approved plans 8 Michel Grove, East Preston, BN16 2SX

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

Observations by 15th February 2024

EP/145/23/PL (Re-advertisement due to Amended description)
Provision of a boardwalk to access the beach. This application is in CIL Zone 4 (Zero Rated) as other development and affects a Public Right of Way
South end of Sea Road, East Preston

This Application was on the Agenda purely for information. The committee did not need to reconsider its earlier response to this Application.

Observations by 29th February 2024

EP/4/24/HH Rear and side extension incorporating existing detached garage
20 North Lane, East Preston, BN16 1DA

No public representations had been received about this Application.

The committee AGREED unanimously the proposal was insufficiently different from EP/132/23/HH to which the committee had objected and for which ADC had refused Planning Permission. The committee further AGREED unanimously similar objections should be raised against this Application, such as overdevelopment of the plot.

Observations by 7th March 2024

EP/9/24/HH Single storey side and rear extensions and conversion of loft to habitable use including the installation of 2 x side dormers and 1 x rear Juliet balcony and alterations to front fenestration, following the demolition of existing side and rear extensions
10 Clarence Drive, East Preston, BN16 1EH

No public representations had been received about this Application.

The committee AGREED unanimously the proposal was insufficiently different from EP/105/23/HH to which the committee had objected and which had been withdrawn

before ADC could decide upon it. The committee further AGREED unanimously similar objections should be raised against this Application, such as the proposal being overbearing and not in keeping with the streetscene.

116/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

Observations by 16th February 2024

K/46/23/PL Erection of 47 No residential dwellings (including affordable homes) (resubmission following K/56/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings
Land north-east of Kingston Lane, Kingston Lane, Kingston

Some changes to this Application had been mentioned to this council by the Clerk of Kingston Parish Council.

Possibly the biggest change for East Preston residents was the revised location of a pedestrian crossing, now further north in North Lane than it had been previously. The committee AGREED the new location was safer on paper but it felt the new location would be less appealing for residents of the proposed development as it would be further for them to walk. The committee AGREED all its previous objections still stood.

117/24 WEST SUSSEX COUNTY COUNCIL (WSSC) PLANNING APPLICATIONS

There were no WSSC Planning Applications to consider.

118/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

119/24 MINUTES OF THE MEETING HELD ON 22ND JANUARY 2024

Draft Minutes from the meeting held on 9th January had been circulated to all councillors on 23rd January, asking for suggested amendments by 30th January. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 22nd January. Cllr Mathias duly signed the Minutes.

120/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was raised.

121/24 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/142/23/HH * Loft conversion with rear dormer and hip to gable
3 Warren Crescent, East Preston

Approved subject to Conditions (Delegated Powers)

122/24 PLANNING COMPLIANCE MATTERS

ENF/214/22 Alleged Unauthorised Single Storey Extension
(07/22) XXXXXXXXXX

ENF/365/23 Alleged unauthorised side rooflights following determination of EP/114/24/CLE

There were no updates on either of the above cases.

123/24 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)

It was reported the public hearing into this appeal had been postponed owing to the inspector's illness.

124/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, Chairman of the Neighbourhood Plan Steering Group, advised progress was still being made, and a draft of the revised Neighbourhood Plan could see be run past Oneill Homer. The Steering Group was still looking for photographs but had decided to include fewer but larger photographs. Other photographs would be included in the appendices. Cllr Bowman hoped to bring the Steering Group together again before the end of February.

125/24 CORRESPONDENCE

There was no correspondence to consider.

126/24 NEW MATTERS FOR THE NEXT MEETING (11TH MARCH)

The Clerk confirmed the meeting scheduled for 26th February was no longer required. The committee's next meeting would therefore be on 11th March.

The Meeting ended at 18:46.

Chairman: *Cllr Glyn Mathias* Date: **11th March 2024**

(END)