



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 15th April 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 17:58.

274/24 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

275/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

276/24 PUBLIC SESSION

No members of the public were present.

277/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 20th April 2024

EP/16/24/HH Drop kerb and install car charging port
14 Cheviot Close, East Preston, BN16 1EX

One public representation had been seen by members of the committee.

Mrs Vos said the Preservation Society might comment upon this Application, expressing concerns about the choice of tarmac for the driveway. The proposed driveway would result in the loss of an amount of greenspace and there may then be issues with maintenance.

The committee AGREED unanimously to object to the choice of materials for the driveway. There were products available which would retain the greenspace.

EP/22/24/PL

Partial demolition, subdivision and extension of existing dwelling to form 2 No 2 bedroom dwellings, alterations to access arrangements, provision of parking and landscaping. This application is in CIL Zone 4 and is CIL Liable as a new dwelling Seafield Lodge, 133 Sea Road, East Preston, BN16 1PD

The committee had seen the public representations made ahead of the meeting.

Mrs Vos said the Preservation Society may comment upon how the second plot would result in overdevelopment of the overall plot. There were concerns about the possibility of overlooking the property to the south from the proposed balcony.

The committee AGREED to object to this proposal – one councillor abstained from the vote. The council would object on the grounds of possible overdevelopment and concerns about vehicles reversing into Sea Road, which is often busy with pedestrians accessing the beach. Should ADC grant Planning Permission, the committee would like to see the Construction Plan before any building work started.

EP/23/24/HH

Raise and replace existing roof with new roof, including conversion of loft to habitable use, installation of front and rear dormer windows and alterations to fenestration, following the demolition of existing rear conservatory
22 Michel Grove, East Preston, BN16 2SX

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

No public representations had been received about this Application.

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

Observations by 25th April 2024

EP/26/24/T

1 No. Monterey pine (T44) crown reduction to 5.5m-6m in north-east sector
Midholme, Sea Lane Close, East Preston, BN16 1ST

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

No public representations had been received about this Application.

The committee AGREED unanimously it would abide by the ADC arboriculturist's views on this matter.

Observations by 2nd May 2024

EP/27/24/HH

Ground and first floor extensions, external remodelling, internal alterations and associated works
4 Myrtle Grove, East Preston, BN16 2SW

Mrs Vos said she felt there were no planning reasons to object to this Application.

One public representation had been received in advance of the meeting – no objection.

The committee AGREED unanimously that it would not object to this Application.

EP/29/24/HH

Single storey rear flat roof extension to replace conservatory
3 Forge Close, East Preston, BN16 1HX

Mrs Vos said she felt there were no planning reasons to object to this Application.

No public representations had been received about this Application.

The committee AGREED unanimously that it would not object to this Application.

Observations by 10th May 2024

None

278/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

279/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

280/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

281/24 MINUTES OF THE MEETING HELD ON 11TH MARCH 2024

Draft Minutes from the meeting held on 11th March had been circulated to all councillors on 18th March asking for suggested amendments by 20th March. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 11th March. Cllr Mathias duly signed the Minutes.

282/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 198/24 – Arun District Council (ADC) Planning Applications – EP/15/24/HH – 18 Vermont Way – the Clerk reported residents of Vermont Way and Vermont Drive had given thanks to the council for submitting objections to this Application.

Cllr Linton warned the council there may be some construction issues surrounding the redevelopment of a property at the junction of Michel and Myrtle Groves. This would be a matter for the Willowhayne Residents' Association should it arise, but it was worth the council knowing.

283/24 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/138/23/HH	Erection of fire engine shed 1 Forge Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/1/24/S73	Variation of condition 2 imposed under EP/28/23/HH... 8 Michel Grove, East Preston	Approved subject to Conditions (Delegated Powers)
EP/4/24/HH *	Rear and side extension... 20 North Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/5/24/HH	Extension... 40 Angmering Lane, East Preston	

Approved subject to Conditions (Delegated Powers)

EP/9/24/HH *	Single storey side and rear extensions... 10 Clarence Drive, East Preston	Approved subject to Conditions (Delegated Powers)
EP/10/24/CLP	Lawful development certificate for a proposed single storey rear extension... 14 Cheviot Close, East Preston	Planning Permission Required (Delegated Powers)
EP/11/24/CLP	Lawful development certificate for a proposed single storey rear extension... 3 Forge Close, East Preston	Planning Permission Required (Delegated Powers)
EP/20/24/NMA	Non-material amendment following the grant of EP/7/23/PL relating to materials Land north of 9 Lashmar Road, East Preston	Approved (Delegated Powers)

284/24 PLANNING COMPLIANCE MATTERS

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

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

There were no updates on either of the above cases.

285/24 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)

The Clerk reported the public hearing had been moved to September.

286/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

As Chairman of the Neighbourhood Plan Review Steering Group, Cllr Bowman reported the group was working towards presenting a draft of the reviewed Neighbourhood Plan to the September Full Council meeting. Some members of the group and the Clerk were meeting with Martyn White, ADC Principal Conservation Officer, on 18th April to discuss Areas of Special Character and other conservation matters.

Mrs Vos explained the Village Design Statement was being updated into a Design Guide.

Cllrs Linton and Toney gave thanks to the members of the Steering Group for their efforts.

287/24 CORRESPONDENCE

The Clerk mentioned the ADC public consultation on the Arun Local Plan 2023-2041 Direction of Travel document was now live. He would send some document for committee members to consider whether or not the council wanted to comment. Mrs Vos said the Preservation Society had no view on the consultation yet.

288/24 NEW MATTERS FOR THE NEXT MEETING (29TH APRIL)

The committee's next meeting was scheduled for 29th April, but the Clerk said there were no Applications that needed to be discussed before the meeting scheduled for Tuesday, 14th May. Therefore, the meeting AGREED unanimously to cancel the 29th April meeting.

The committee asked the Clerk whether he could get updates from his Angmering PC regarding the developments at Rustington Golf Centre (A/45/22/PL) and land south of the A259 (A/168/21/PL).

The Meeting ended at 18:35.

Chairman: *Cllr Christine Bowman* Date: **10th June 2024**

(END)