



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 10th June 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman (Chairman), Kit Bradshaw, Elizabeth Linton, David Moore and Steve Toney

ALSO: Clerk to the Council, Simon Cross

Sioned Vos, East Preston & Kingston Preservation Society

ABSENT: Councillors Glyn Mathias and Steven Wilkinson

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.

Following the Annual Meeting of the Council on 13th May, the membership of the committee was Cllrs Bowman, Bradshaw, Mathias, Moore and Wilkinson. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

On 7th May, the Clerk had asked members of the committee to let him know whether they wished to stand for Chairman and/or Vice-Chairman of the committee.

The committee AGREED Cllr Linton could act as second teller alongside the Clerk.

383/24 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2024/25

Cllrs Bowman and Bradshaw had both put themselves forward for this role. Both took the opportunity to address the meeting for up to a minute.

Cllr Bowman was appointed.

Cllr Linton confirmed all five councillors present had voted.

384/24 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2024/25

Cllrs Bradshaw and Mathias had both put themselves forward for this role. Cllr Bradshaw addressed the meeting and the Clerk read a statement from Cllr Mathias.

Cllr Bradshaw was appointed.

Cllr Linton confirmed all five councillors present had voted.

385/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence had been received from Cllrs Mathias and Wilkinson (both away).

386/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

387/24 PUBLIC SESSION

No members of the public were present.

388/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 24th May 2024

None

Observations by 31st May 2024

None

Observations by 7th June 2024

None

Observations by 14th June 2024

EP/38/24/HH Replace existing conservatory situation to the rear of the property with a SIPS walled extension
73 Worthing Road, East Preston, BN16 1DE

Mrs Vos advised the Preservation Society would not be commenting upon this Application although it was lamentable there was a lack of measurements on the drawings supplied.

The committee AGREED unanimously not to object to this Application.

EP/42/24/HH Render existing brickwork with Wetherby render system and waterproof topcoat
14 Nursery Close, East Preston, BN16 1QD

Mrs Vos said it would be difficult for the Preservation Society to object although it was concerned about the choice of colour.

The committee AGREED unanimously not to object to this Application.

Observations by 20th June 2024

None

389/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

390/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

391/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

392/24 MINUTES OF THE MEETING HELD ON 15TH APRIL 2024

Draft Minutes from the meeting held on 15th April had been circulated to all councillors on 18th April asking for suggested amendments by 25th April. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 15th April. Cllr Bowman duly signed the Minutes.

393/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 198/24 – Arun District Council (ADC) Planning Applications – EP/15/24/HH – 18 Vermont Way – Cllr Bowman reported she had attended the ADC Planning Committee meeting at which this Application was considered and had spoken in support of the council’s objections. Cllr Bowman described the meeting as “uncomfortable” saying there were very few committee members present and there was no discussion of the objections raised although the Application did not comply with Policy D DM4 of the Arun Local Plan. There had been some concern the proposed flat roof would be used as a terrace in due course, but this had been addressed in the Conditions applied to the Planning Permission, “The area of external flat roof beyond the rear Juliet Balcony hereby approved, shall be used as a means of escape in an emergency or for maintenance purposes only and for no other purpose, including that of a roof terrace or external balcony.”

394/24 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/16/24/HH *	Drop kerb and install car charging port 14 Cheviot Close, East Preston	Withdrawn
EP/17/24/HH	Single storey rear extension... 16 Sea Lane, East Preston	Approved subject to Conditions (Delegated)
EP/21/24/HH	Construction of single storey side porch... 131 Sea Road, East Preston	Approved subject to Conditions (Delegated)
EP/22/24/PL	Partial demolition, subdivision and part single storey part two-storey extensions... Seafield Lodge, Seafield Road, East Preston	Approved subject to Conditions (Delegated)
EP/23/24/HH	Raise and replace existing roof... 22 Michel Grove, East Preston	Approved subject to Conditions (Delegated)

EP/26/24/T	1 No. Monterey pine crown reduction... Midholme, Sea Lane Close, East Preston	Approved subject to Conditions (Delegated)
EP/27/24/HH	Ground and first floor extensions... 4 Myrtle Grove, East Preston	Approved subject to Conditions (Delegated)
EP/29/24/HH	Single storey rear flat roof extension... 3 Forge Close, East Preston	Approved subject to Conditions (Delegated)
EP/40/24/NMA	Non-material amendment following the grant of EP/126/22/PL... North Shore, South Strand, East Preston, West Sussex	Approved (Delegated)
EP/43/24/NMA	Non-material amendment following the grant of EP/58/21/HH relating to the increase in depth of garage by 200mm... Mistibeech, 15 Tamarisk Way, East Preston	Approved (Delegated)

395/24 PLANNING COMPLIANCE MATTERS

ENF/214/22 (07/22)	Alleged Unauthorised Single Storey Extension 1 Orchard Road, East Preston
ENF/365/23 (20/11/23)	Alleged unauthorised side rooflights following determination of EP/114/24/CLE 69 The Ridings, East Preston

There were no updates on either of the above cases.

The Clerk stated both he and Mrs Vos had received correspondence concerned with new fencing installed at 2 Vicarage Lane. The fencing had been installed inset from the boundary of the property and both he and Mrs Vos felt this could therefore not be a compliance case.

396/24 PLANNING INSPECTORATE APPEALS

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

There was no known update to this case.

397/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

As Chairman of the Neighbourhood Plan Review Steering Group, Cllr Bowman stated the council had received the following from ADC, “On the basis of the information provided within the Opinion Request Form and East Preston Evidence Base Summary Report Apr 24, it is determined that an environmental assessment is **not** required”. Additionally, “It can also be confirmed that on the basis of no official allocations and as such no effects on any internationally designated nature sites, it also meets the basic requirement of not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”

Cllr Bowman and Mrs Vos were scheduled to meet on Thursday, 13th June to review progress.

398/24 TERMS OF REFERENCE

The committee AGREED unanimously to agree to the proposed Terms of Reference for the committee. These will form v4 of the committee’s Terms of Reference.

399/24 **CORRESPONDENCE**

There was no correspondence to consider.

400/24 **NEW MATTERS FOR THE NEXT MEETING (24TH JUNE)**

No new items were suggested.

The Meeting ended at 18:38.

Chairman: *Cllr Christine Bowman* Date: **24th June 2024**

(END)