



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th June 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman (Chairman), Kit Bradshaw, Glyn Mathias, David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Sioned Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor Elizabeth Linton

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 17:57.

445/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence had been received from Cllr Linton (away).

446/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Wilkinson	Planning Application EP/47/24/S73	Personal; Cllr Wilkinson is a friend of the applicant
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447/24 PUBLIC SESSION

No members of the public were present.

448/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 4th July 2024

EP/47/24/S73 Variation of condition following the approval of EP/77/24/HH relating to the substitution of obscured glazing on the privacy screen for cedar timber St Johns Cottage, South Strand, East Preston

Cllr Wilkinson declared a Personal Interest in this Application as recorded in Minute 446/24 above. He took no part in the discussion of this Application and did not vote.

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

No public representations had been made.

The committee AGREED unanimously not to object to this Application.

Observations by 11th July 2024

EP/50/24/HH 2 storey side extension and change of cladding
31 Willowhayne Avenue, East Preston, BN16 1PE

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

No public representations had been made.

The committee AGREED unanimously not to object to this Application, but it would record a concern about the loss of parking that was part of the Application.

449/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

450/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

451/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

452/24 MINUTES OF THE MEETING HELD ON 10TH JUNE 2024

Draft Minutes from the meeting held on 10th June had been circulated to all councillors on 11th June asking for suggested amendments by 18th June. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 10th June. Cllr Bowman duly signed the Minutes.

453/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Asked about the Redrow development at the junction of the A280 and A259, the Clerk had no updates.

454/24 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/15/24/HH * Demolition of rear sun lounge extension, single storey rear extension...
18 Vermont Way, East Preston

EP/34/24/CLP Lawful development certificate for the proposed demolition of rear sun lounge extension...
18 Vermont Way, East Preston

Withdrawn

The Clerk said there was now some doubt as to whether the works proposed in EP/15/24/HH would now be implemented.

455/24 PLANNING COMPLIANCE MATTERS

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

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

There were no updates on either of the above cases.

456/24 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 known update to this case.

457/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman said the review group was making steady progress. Cllr Bowman asked members of the review group to let her know their availability for a further meeting. The meeting AGREED now was a good time to go out and take more photographs of the village looking its best. Cllr Bowman believed a draft would be made available for approval at the September Full Council meeting.

Cllr Bowman and the Clerk would work together to submit a new grant application as Oneill Homer had advised the council the grant window had reopened.

Cllr Linton had asked the review group to consider adding in something about new builds providing nesting bricks and hedgehog highways.

On behalf of Mrs Vos, the Clerk AGREED to chase up ADC's Conservation Officer for his template for Areas of Special Character.

There was some discussion about whether or not Assets of Community Value (ACVs) should be included following the review. The Clerk reported an initial conversation with Neil Homer at Oneill Homer in which Neil had said very few ACVs which had gone beyond their five-year expiry date had been renewed. This was because being an Asset of Community Value did not give the protection communities believed registration would have given. It was also known ADC had made the registration process far more complicated, even for renewals. Cllr Bowman added the review team would discuss this matter in due course, both with Oneill Homer and within the team.

The council's Environmental Initiatives Working Party was scheduled to meet immediately after this meeting to discuss what matters it would like to put forward for consideration during the current review.

458/24 CORRESPONDENCE

There was no correspondence to consider.

459/24 NEW MATTERS FOR THE NEXT MEETING (8TH JULY)

No new items were suggested.

The Meeting ended at 18:14.

Chairman: Cllr Christine Bowman Date: **22nd July 2024**

(END)