



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, 22nd July 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, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross
Sioned Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor Glyn Mathias

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.

532/24 APOLOGIES AND REASONS FOR ABSENCE

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

533/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bowman	Planning Application EP/58/24/CLE	Personal; Cllr Bowman lives on the same private estate as the Application site and is married to the Planning Director of the estate’s Residents’ Association board
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534/24 PUBLIC SESSION

No members of the public were present.

535/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 18th July 2024

None

Observations by 25th July 2024

None

Observations by 1st August 2024

EP/53/24/HH Extension of dropped kerb
9 Normandy Lane, East Preston, BN16 1LZ

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

No public representations had been received.

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

EP/56/24/HH Garage conversion and associated external alterations
5 Brou Close, East Preston, BN16 1DB

Mrs Vos said the Preservation Society would not be commenting upon this Application although it was disappointing the proposed blank wall would incorporate no decorative features.

No public representations had been received.

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

EP/58/24/CLE Certificate of lawful development for an existing flat roof rear dormer with materials and finishes to match existing together with the addition of 3No roof windows fixed and obscured to the existing house pitched roof
69 The Ridings, East Preston, BN16 2TW

The Clerk explained this Application was on the agenda for information rather than for comment as a CLE (Certificate of Lawfulness for existing development) could only be decided upon whether the development was legal in Planning Legislation, other factors could not be taken into consideration.

There was concern expressed about some of the glazing covered by the Application not being obscured but there was also some agreement the glazing in question was a long way from the property it faced.

The committee AGREED unanimously there were insufficient grounds for a comment to be made to ADC.

One public representation was received after this matter had been considered.

Observations by 8th August 2024

EP/63/24/T 1 No. Cedar (T1) crown raise to 4m from driveway, radial spread reduction to 6m, crown thin by 20% and removal of deadwood
5 Sea Lane Close, East Preston, BN16 1NQ

The committee AGREED unanimously to defer to any comments submitted by the ADC arboriculturist.

536/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

537/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

538/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

539/24 MINUTES OF THE MEETING HELD ON 24TH JUNE 2024

Draft Minutes from the meeting held on 24th June had been circulated to all councillors on 26th June asking for suggested amendments by 27th June. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24th June. Cllr Bowman duly signed the Minutes.

540/24 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no updates to consider.

541/24 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/38/24/HH	Replace existing conservatory... 73 Worthing Road, East Preston	Approved subject to Conditions (Delegated Powers)
EP/39/24/CLP	Lawful development certificate for the proposed sand & cement rendering of existing brickwork... 5 Beechlands Close, East Preston	Withdrawn
EP/41/24/PDH	Notification under extended permitted development rights for a single storey rear extension... 1 Selborne Way, East Preston	Prior Approval Not Required (Delegated Powers)
EP/42/24/CLP	Render existing brickwork... 14 Nursery Cloes, East Preston	Approved subject to Conditions (Delegated Powers)
EP/44/24/CLP	Lawful development certificate for a proposed loft conversion 31 The Roystons, East Preston	Planning Permission not required (Delegated Powers)
EP/54/24/NMA	Non material amendment [...] removal of previously approved ground floor window to east elevation Honeysuckle Cottage, 14 Michel Grove, East Preston	Approved (Delegated Powers)

542/24 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

This case was now subject to a Planning Application discussed earlier in the meeting.

543/24 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.

544/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman said the review group was making steady progress and had a meeting scheduled to take place immediately after this meeting. The review group had one member of the public in its ranks and appreciated his input.

Cllr Bowman and the Clerk had submitted a new grant application as mentioned at the last meeting and had just been informed the council had been successful in obtaining a grant of £2,477. This, added to the grant spent in the previous financial year, took the council up to the maximum £10,000 possible.

Cllr Bowman explained the beach access proposal was being converted to a policy with the council supporting the provision of improved beach access.

545/24 CORRESPONDENCE

There was no correspondence to consider.

546/24 NEW MATTERS FOR THE NEXT MEETING (12TH AUGUST)

The Clerk reported ADC had recently written to some town and parish councils consulting on previously-controversial proposals to locate additional beach huts within those communities. East Preston Parish Council had not been included in the consultation although it would experience and increase in traffic as it would only be possible to access proposed additional beach huts in Kingston via private roads (unlikely) or the public highway in East Preston. The Clerk had contacted the ADC councillor leading on this project to ask why East Preston had not been included in the consultation.

The Meeting ended at 18:28.

Chairman: *Cllr Christine Bowman* Date: **12th August 2024**

(END)