



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 9th September 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

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

ALSO: Clerk to the Council, Simon Cross

ABSENT: Councillors Christine Bowman and 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 18:00.

In the planned absence of Cllr Bowman, Cllr Bradshaw chaired the meeting as Vice-Chairman.

667/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence had been received and accepted from Cllrs Bowman and Linton (both away).

668/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Mathias	Planning Application EP/58/24/HH	Personal; Cllr Bowman lives adjacent to the Application site
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669/24 PUBLIC SESSION

No members of the public were present.

670/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 20th September 2024

EP/77/24/PL Conversion of 2 No dwellings into 1 No dwelling with rear single storey extension

The Clerk reported concerns had been expressed at the loss of housing stock as a result of this Application. Concerns had also been raised about the blocking-off of part of the footpath that serves a number of the Coastguard Cottages.

No other public representations had been received.

The committee AGREED unanimously not to raise any objections to this Application but it would make a comment to ADC about the loss of housing stock.

Observations by 26th September 2024

None

Observations by 3rd October 2024

None

671/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to consider.

672/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

673/24 LICENSING APPLICATIONS

There were no Licensing Applications to be considered.

674/24 MINUTES OF THE MEETING HELD ON 27TH AUGUST 2024

Draft Minutes from the meeting held on 27th August had been circulated to all councillors on 29th August asking for suggested amendments by 30th August. None were received but Cllr Moore had emailed, "I have carefully read through the draft Minutes and find them a true reflection of the meeting."

The committee AGREED the Minutes could be signed as a true record of the meeting held on 27th August. Cllr Bradshaw duly signed the Minutes.

675/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 535/24 – Arun District Council (ADC) Planning Applications – EP/58/24/CLE – Cllr Mathias advised the meeting this Application had been changed from a CLE Application to an HH Application and a new closing date for comments had been set for 19th September. Cllr Mathias declared a Personal Interest in this Application as he is a neighbour to the Application property, 69 The Ridings. The Clerk had discussed this with Cllr Bowman who, understanding the plans had not changed since the committee had considered the CLE version of this Application on 22nd July did not feel this needed to be considered again. Cllr Mathias said the Application was contrary to the made East Preston Neighbourhood Plan as the materials did not match the existing property and the rear dormer was not subservient to the roof. Cllr Mathias felt the council should object to this Application on these grounds and should ask ADC to apply a Condition for landscape screening to be implemented by the applicants.

The committee AGREED unanimously to raise objections as detailed in the paragraph above. Cllr Mathias did not vote.

676/24 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/53/24/HH	Extension of dropped kerb 9 Normandy Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/56/24/HH	Garage conversion and associated external alterations 5 Brou Close, East Preston	Approved subject to Conditions (Delegated Powers)
EP/63/24/T	Tree works... 5 Sea Lane Close, East Preston	Approved subject to Conditions (Delegated Powers)

677/24 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 to either of the above cases.

678/24 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)
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The Clerk read extracts from a letter received from Adur & Worthing Councils advising the Planning Inspector who would hear the case was Yvonne Wright. The case would be heard over seven days, 17th, 18th, 24th, 25th, 26th September and 1st and 2nd October; each day would start at 09:30, except the first day which was scheduled to start at 10:00. Representations made previously at the time the Application was concerned or during an earlier appeal would be considered the Planning Inspector. The inquiry would be open to members of the public, although there was no automatic legal right to speak.

679/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

There were no updates.

680/24 CORRESPONDENCE

There was no further correspondence to consider.

681/24 NEW MATTERS FOR THE NEXT MEETING (23RD SEPTEMBER)

Nothing was suggested.

The Meeting ended at 18:23.

Chairman: *Cllr Christine Bowman* Date: **14th October 2024**

(END)