



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 14<sup>th</sup> October 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

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

**ALSO:** Clerk to the Council, Simon Cross

Councillor John Gunston

Sioned Vos, Chairman, East Preston & Kingston Preservation Society

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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;

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The meeting opened at 18:00.

Cllr Gunston attended the meeting purely as an observer.

### **742/24 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

### **743/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

None.

### **744/24 TERMS OF REFERENCE**

The following paper was circulated in advance of the meeting:

<insert>

The committee AGREED unanimously to amend its Terms of Reference in this way. These will be Version 5 and will be available via the committee's page on the council's website.

### **745/24 PUBLIC SESSION**

No members of the public were present.

## **746/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

### Observations by 10<sup>th</sup> October 2024

**None**

### Observations by 17<sup>th</sup> October 2024

**EP/89/24/T** 1 No. Holm Oak (T1) crown lift to 5m above ground level. 1 No. Holm Oak (T6) prune tree on Eastern side to 5m, reduce the height to 10m. Crown lift to 5m above ground level. 1 No. Hawthorn (T8) top tree to 3m leaving monolith  
Preston Hall, The Street, East Preston, BN16 1HU

In line with the change to the committee's Terms of Reference above, this Application will be referred back to the ADC arboriculturist for expert input.

### Observations by 24<sup>th</sup> October 2024

**None**

### Observations by 31<sup>st</sup> October 2024

**EP/96/24/CLE** Lawful development certificate for existing alterations to garage and utility roof including raising front of roof by 700mm, sloping backwards to existing roof height of 2800mm  
4 Normandy Lane, East Preston, BN16 1LZ

Mrs Vos said the Preservation Society would not be objecting to this Application.

No public representations had been received.

The committee AGREED unanimously not to object to this Application.

Councillors felt this design fault should have been uncovered by ADC during the Planning or Building Control processes. The meeting AGREED this should be raised to the district councillors at this council's next monthly meeting (4<sup>th</sup> November).

**EP/97/24/HH** Fibre cement cladding to three wall brick elevations. Front and two sides. Excludes rear extension  
7 Normandy Lane, East Preston, BN16 1LZ

The Clerk confirmed this Application had been withdrawn and thus required no discussion.

### Observations by 7<sup>th</sup> November 2024

**EP/88/24/PL** Proposed windows to north elevation and minor repairs to make good existing wall  
119A Sea Road, East Preston, BN16 1NX

Mrs Vos said the Preservation Society would not be objecting to this Application.

No public representations had been received.

The committee AGREED unanimously there were no objections to raised against this Application.

## **747/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

The committee considered the following two Applications on behalf of Angmering and Kingston Parish Council respectively. The Clerk reported he had referred both to the Chairman and Vice-Chairman of the committee, as both had a closing date for comments of 10<sup>th</sup> October.

**A/154/24/OUT** Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d,e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of Listed Buildings. Land West of Bewley Road, Angmering

The Clerk had agreed with Cllr Bowman objections should be submitted against this Application, and that had happened on 2<sup>nd</sup> October. There had initially been some confusion at ADC where officers had seen the words parish council and assumed this council's comments were submitted by Angmering Parish Council. This had been spotted by the Clerk to Angmering Parish Council and the East Preston Clerk had liaised with ADC to correct this.

The committee AGREED unanimously it was right to have submitted objections to this Application.

**K/27/24/PL** Proposed construction of new stables with welfare facility with associated parking. This application is in CIL zone 5 (zero rated) as other development. Land East Of Kingston House, Kingston Lane, Kingston, BN16 1RP

Mrs Vos advised the Preservation Society had submitted objections to this Application.

The committee AGREED unanimously this council should support Kingston Parish Council's objections to this Application.

#### **748/24 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

#### **749/24 LICENSING APPLICATIONS**

There were no Licensing Applications to be considered. Cllr Bradshaw advised the meeting the change of ownership of The S P Alehouse was likely to be complete at the end of this month, and that may give rise to a licensing application for the premises.

#### **750/24 MINUTES OF THE MEETING HELD ON 9<sup>TH</sup> SEPTEMBER 2024**

Draft Minutes from the meeting held on 9<sup>th</sup> September had been circulated to all councillors on 10<sup>th</sup> September asking for suggested amendments by 12<sup>th</sup> September.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 9<sup>th</sup> September. Cllr Bowman duly signed the Minutes.

#### **751/24 MATTERS ARISING FROM PREVIOUS MEETINGS**

There were no matters arising from any previous meetings.

#### **752/24 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/58/24/HH** Erection flat roof rear dormer...

69 The Ridings, East Preston

Approved subject to Conditions (Delegated Powers)

**EP/66/24/HH** Installation of an external heat source...

and

**EP/67/24/L** Listed building consent...  
8 Sea Road, East Preston

Approved subject to Conditions (Delegated Powers)

**EP/71/24/HH** Single-storey rear extension...  
Forge Site, The Street, East Preston

Approved subject to Conditions (Delegated Powers)

**EP/75/24/T** Tree works...  
Midholme, Sea Lane Close, East Preston

Approved subject to Conditions (Delegated Powers)

**EP/76/24/HH** Installation of a small pergola...  
121 Sea Road, East Preston

Approved subject to Conditions (Delegated Powers)

**EP/97/24/HH** Fibre cement cladding to three wall brick elevations...  
7 Normandy Lane, East Preston

Withdrawn

**K/46/23/PL** Erection of 47 No residential dwellings...  
Land north-east of Kingston Lane, Kingston Lane, Kingston  
App Cond with S106 (Planning Committee)

Cllr Mathias expressed his disappointment at ADC's decision to give Planning Permission for changes at 69 The Ridings on the grounds there were not visible from the road. The Clerk added he had been advised the Planning Compliance case would be officially closed by the end of this month.

#### **753/24 PLANNING COMPLIANCE MATTERS**

**ENF/214/22** Alleged Unauthorised Single Storey Extension  
(07/22) 1 Orchard Road, East Preston

**ENF/365/23** Alleged unauthorised side rooflights following determination of EP/114/24/CLE  
(20/11/23) 69 The Ridings, East Preston

As stated above, the Planning Compliance case would be officially closed by the end of this month.

#### **754/24 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 appeal hearing had ended on 2<sup>nd</sup> October, with some controversy about the final day being held online rather than in-person. At the time of the meeting, there was no proposed Decision Date shown on the Planning Inspectorate website.

#### **755/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW**

Cllr Bowman reported the Steering Group was due to meet immediately after this meeting. New comments had been received from Oneill Homer, and the Steering Group would be considering these. Cllr Bowman hoped to have a resolution to put to the November Full Council meeting.

#### **756/24 CORRESPONDENCE**

The Clerk reported the council had that day received notification of £1939.36 Community Infrastructure Levy (CIL) payment related to development on land at 9 Lashmar Road. This money would likely go towards extending the pavement between the Village Hall and the entrance to the Warren Recreation Ground.

The Clerk also reported there was to be a meeting of the ADC Economy Committee on Tuesday, 22<sup>nd</sup> October, at which the proposal to site additional beach huts at a number of locations along the coast was to be considered. The Clerk explained how East Preston Parish Council had not been considered an official consultee as there was no proposal for additional beach huts within the parish boundary. However, the proposal for two additional sites in Kingston would result in increased traffic through East Preston as vehicular access to those sites would not be possible via Kingston's private roads. Although ADC's officers admitted there were challenges associated with the two proposed sites and objections had been received from both Kingston and East Preston parish councils, the officers were recommending the sites be considered further. The Committee Manager had advised the Clerk someone from East Preston Parish Council should attend and speak at the meeting. The committee AGREED unanimously Cllr Bowman should attend and speak.

**757/24    NEW MATTERS FOR THE NEXT MEETING (28<sup>TH</sup> OCTOBER)**

Nothing was suggested.

*The Meeting ended at 18:38.*

Chairman: *Cllr Christine Bowman*    Date: **28<sup>th</sup> October 2024**

(END)