



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 25th November 2024 at East Preston Infant School, Lashmar Road, East Preston at 18:00

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

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

ABSENT: Councillor Christine Bowman

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 17:56.

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

873/24 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Bowman (away).

874/24 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Moore	Planning Application EP/109/24/HH	Personal; Cllr Moore lives close to the Application site
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875/24 PUBLIC SESSION

No members of the public were present.

876/24 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 28th November 2024

EP/104/24/HH New single storey front extension and new detached timber clad car port
16 Sea Lane, East Preston, BN16 1NG

Mrs Vos said the Preservation Society would not be objecting to this Application although it would have liked the opportunity to comment upon the location of the car port, at the front of the property, was contrary to the East Preston Neighbourhood Plan. The property was in a prominent corner position too.

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application but asked the Clerk to make a comment as per the Preservation Society's concern detailed above.

Observations by 5th December 2024

EP/99/24/HH Part single, part two storey rear extension and reposition front door
38 Roundstone Drive, East Preston, BN16 1EP

Mrs Vos said the Preservation Society would not object to this Application as the proposed works were all at the back of the property. Mrs Vos did express concern the proposed design may be overbearing to neighbouring properties.

No public representations had been received.

The committee AGREED unanimously not to object to this Application.

EP/108/24/HH Single storey rear extension
5 Vicarage Lane, East Preston, BN16 2SP

Mrs Vos said the Preservation Society had no objections to this proposal.

No public representations had been received.

The committee AGREED unanimously not to object to this Application.

Observations by 12th December 2024

EP/109/24/HH Single storey rear extension
5 Willowhayne Close, East Preston, BN16 1PF

Cllr Moore redeclared his Personal Interest in this Application as recorded in Minute 874/24 above. Cllr Moore reserved the right to speak about this Application and confirmed he would not vote.

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

No other public representations had been received.

There was some concern about the loss of garden amenity.

The committee AGREED unanimously not to object to this Application.

877/24 **ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other areas to be discussed.

878/24 **WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

879/24 **LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

The Licensing Application for The Lighthouse Café considered at the last meeting, was resolved on 18th November with permission to serve alcohol indoors and outdoors until 23:00.

880/24 MINUTES OF THE MEETING HELD ON 28TH OCTOBER 2024

Draft Minutes from the meeting held on 28th October had been circulated to all councillors on 29th October asking for suggested amendments by 31st October. Cllr Moore had spotted two typographical errors which had been corrected.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 28th October. Cllr Bradshaw duly signed the Minutes.

881/24 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing.

882/24 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/89/24/T	[tree works] Preston Hall, The Street, East Preston	Approved subject to Conditions (Delegated Powers)
EP/101/24/NMA	Non-material amendment [...] relating to the size of the rooflight... 33 The Ridings, East Preston	Approved (Committee)
K/27/24/PL *	Proposed construction of new stables... Land East of Kingston House, Kingston Lane, Kingston	Approved subject to Conditions (Committee)

Cllr Bradshaw reported he had attended the ADC Planning Committee meeting at which the Kingston Lane Application had been decided. He had found this an interesting meeting.

883/24 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

The Clerk read from a letter dated 29th October, from a Compliance Officer dealing with ENF/365/CLE, "I can now advise you that planning permission was granted on the 3rd October 2024 under reference EP/58/24/HH for this development and, therefore, there is no further action I can take on this matter and my file will be closed."

884/24 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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At the time of the meeting, there was no proposed Decision Date shown on the Planning Inspectorate website.

885/24 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

The Clerk confirmed the draft revised Neighbourhood Plan had been passed to ADC for an initial, informal review. This was likely to be completed in December.

886/24 CORRESPONDENCE

There was no correspondence to consider.

887/24 NEW MATTERS FOR THE NEXT MEETING (16TH DECEMBER)

Nothing was suggested.

The Meeting ended at 18:10.

Chairman: *Cllr Christine Bowman* Date: **16th December 2024**

(END)