



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Tuesday, 7th January 2025 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, Chairman, 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;
KPC – Kingston Parish Council;
WSCC – West Sussex County Council.

AoSERA – Angmering-on-Sea Estate Residents' Association;
EPKPS – East Preston and Kingston Preservation Society;
RPC – Rustington Parish Council;
WRA – Willowhayne Residents' Association;

The meeting opened at 18:00.

023/25 APOLOGIES AND REASONS FOR ABSENCE

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

024/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

025/25 PUBLIC SESSION

No members of the public were present.

026/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 12th January 2025

EP/116/24/PL Change of use Class from A4 'drinking establishment' to Class E 'business' and internal alterations
The Clock House, 103-105 Sea Road, East Preston, BN16 1NX

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

No other public representations had been received.

There was one concern expressed about the potential for further parking disruption an increase in employees into this building could create, but that was not deemed sufficient grounds for an objection.

The committee AGREED unanimously not to raise any objections to this Application.

Observations by 18th January 2025

EP/118/24/A Installation of various signage
One Stop, 135-141 North Lane, East Preston, BN16 1HB

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

No other public representations had been received.

There was some disappointment expressed at the company's choice of designs, but it was understood this was national and not open to local variation.

The committee AGREED unanimously not to raise any objections to this Application.

Observations by 23rd January 2025

EP/115/24/HH Single storey front and rear extensions, alterations to existing dormers and new side dormer. External alterations
14 West Ridings, East Preston, BN16 2TD

Mrs Vos said the Preservation Society would not be commenting upon this Application although it was concerned a seemingly perfectly healthy tree had been removed from the front of this prominent site.

No public representations had been received directly.

The committee AGREED unanimously not to raise any objections to this Application but to comment upon the desire to retain the open aspect of the front of this prominent location.

027/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to be discussed.

028/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

029/25 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

030/25 MINUTES OF THE MEETING HELD ON 16TH DECEMBER 2024

Draft Minutes from the meeting held on 16th December had been circulated to all councillors on 17th December asking for suggested amendments by 24th December. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 16th December. Cllr Bowman duly signed the Minutes.

031/25 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 951/25 – Licensing Applications – the Clerk had sought clarification from ADC Licensing on what the committee perceived as unfairness between the licences granted for outdoor drinking for two venues in the southern shops, one of which was allowed to serve drinks outdoors until 23:00 seven days a week, the other only allowed to serve until 23:00 two days a week, 22:00 the other five days. The Licensing Officer had explained each application was considered on its own merits, that ADC did not suggest times to applicants (nobody had suggested they did) and no one business needed to pay heed to another business's hours when making its own application. When the Clerk had replied this council had merely wanted to see Licensing laws applied fairly, which did not appear to be the case here, no further reply had been received.

The committee AGREED unanimously Cllr Bradshaw could, in due course, approach the licensee of the second business and alert her to the discrepancy.

032/25 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/104/24/HH	New single storey front extension... 16 Sea Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/108/24/HH	Single storey rear extension 5 Vicarage Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/109/24/HH	Single storey rear extension 5 Willowhayne Close, East Preston	Approved subject to Conditions (Delegated Powers)

033/25 PLANNING COMPLIANCE MATTERS

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

The Clerk had chased this case and been advised it had been closed in November 2023, Planning Permission not required for this development. This council had not been informed as it had not been the originator of the case.

034/25 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)

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

035/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, also chairman of the Neighbourhood Plan Review Steering Group, confirmed the report back from ADC following its review of the draft revised Neighbourhood Plan had really been very comprehensive and helpful. Mrs Vos agreed. There were a couple of queries which needed to go back to ADC, but otherwise Cllr Bowman and the Clerk would work on incorporating ADC's comments, putting the draft into a much stronger position for going out for the required consultations.

036/25 CORRESPONDENCE

There was no correspondence to consider.

037/25 NEW MATTERS FOR THE NEXT MEETING (20TH JANUARY)

Nothing was suggested.

The Meeting ended at 18:20.

Chairman: *Cllr Christine Bowman* Date: **10th February 2025**

(END)