



# 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](mailto:clerk@eastpreston-pc.gov.uk)

## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 10<sup>th</sup> February 2025 at East Preston Infant School, Lashmar Road, East Preston at 18:30

**MEMBERS PRESENT:** Councillors Christine Bowman (Chairman), Kit Bradshaw, 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 Elizabeth Linton

---

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;  
APC – Angmering Parish Council;  
KPC – Kingston Parish Council;  
WSSC – 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 18:30.

Cllr Bowman thanked those present for having agreed to the change of start time which had allowed her to hold a meeting of the East Preston Neighbourhood Plan Review Steering Group immediately before this meeting.

### **106/25 APOLOGIES AND REASONS FOR ABSENCE**

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

An apology was also received from Mr Ross Shipway, applicant for EP/4/25/HH.

### **107/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Interests were declared.

### **108/25 PUBLIC SESSION**

No members of the public were present.

### **109/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 30<sup>th</sup> January 2025

**None**

Observations by 6<sup>th</sup> February 2025

**None**

Observations by 13<sup>th</sup> February 2025

**EP/123/24/HH** Retrospective application for 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 object to this Application.

No public representations had been received.

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

Observations by 20<sup>th</sup> February 2025

**None**

Observations by 27<sup>th</sup> February 2025

**EP/4/25/HH** Rear flat roof extension to main living area  
9 Pinewood Close, East Preston, BN16 1HF

Mrs Vos said the Preservation Society was thinking of objecting to this Application on the grounds the description could be considered misleading, the proposed extension is too high – higher than the eaves of the original property – and could be considered overbearing to neighbouring properties.

Comments had been received from the applicant.

No public representations had been received.

The committee AGREED unanimously to object to this Application for the reasons stated by the Preservation Society.

#### **110/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS**

There were no Applications in other areas to be discussed.

#### **111/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

#### **112/25 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

#### **113/25 MINUTES OF THE MEETING HELD ON 7<sup>TH</sup> JANUARY 2025**

Draft Minutes from the meeting held on 7<sup>th</sup> January had been circulated to all councillors on 8<sup>th</sup> January asking for suggested amendments by 9<sup>th</sup> January. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 7<sup>th</sup> January. Cllr Bowman duly signed the Minutes.

## **114/25 MATTERS ARISING FROM PREVIOUS MEETINGS**

Nothing was raised.

## **115/25 RECENT DECISIONS**

The committee NOTED the following decisions recently made by the Local Planning Authority, ADC:

\* denotes Applications against which the council raised objections

<b>EP/110/24/HH</b>	Proposed external alterations... 68 Somerset Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/116/24/PL</b>	Change of use from public house [...] to offices... The Clock House, 103-105 Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/118/24/A</b>	Installation of various signage One Stop, 135-141 North Lane, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/122/24/NMA</b>	Non material amendment [...] to increase the height... Paddock Place, 35 Tamarisk Way, East Preston	Approved (Delegated Powers)

Cllr Mathias raised a concern about EP/122/24/NMA as to how much the height of a property could be increased as a non-material amendment.

## **116/25 PLANNING COMPLIANCE MATTERS**

None

## **117/25 PLANNING INSPECTORATE APPEALS**

<b>M3835/W/21/3281813</b> (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)
--	---

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

## **118/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW**

Cllr Bowman, also chairman of the Neighbourhood Plan Review Steering Group, confirmed the Steering Group had been considered comments received from Neil Homer, the most important of which was to ascertain from ADC what the indicative housing number was. Cllr Wilkinson had offered to work on creating the necessary map for the revised Neighbourhood Plan but the Clerk would also get a quote for this work from Maureen Chaffe.

## **119/25 CORRESPONDENCE**

There was no correspondence to consider.

## **120/25 NEW MATTERS FOR THE NEXT MEETING (24<sup>TH</sup> FEBRUARY)**

Nothing was suggested.

*The Meeting ended at 18:51.*

(END)