



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th February 2025 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman (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 Kit Bradshaw

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 17:59.

164/25 APOLOGIES AND REASONS FOR ABSENCE

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

165/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

166/25 PUBLIC SESSION

No members of the public were present.

167/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 6th March 2025

None

Observations by 13th March 2025

EP/8/25/HH Demolish existing garage. Single storey rear and side extensions. Existing flat roof replaced with pitched/flat roof
58 North Lane, East Preston, BN16 1HN

Mrs Vos said the Preservation Society would not be commenting upon this Application. Mrs Vos added in future editions of the East Preston Neighbourhood Plan she could imagine this development being included as a very good example of how to extend a property.

No public comments had been received about this Application.

Although there were some concerns about the proximity of the extension to the neighbouring property, the committee AGREED unanimously it had no objections to raise against this Application.

Observations by 20th March 2025

None

168/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to be discussed.

169/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

170/25 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

171/25 MINUTES OF THE MEETING HELD ON 10TH FEBRUARY 2025

Draft Minutes from the meeting held on 10th February had been circulated to all councillors on 11th February asking for suggested amendments by 13th February. None were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 10th February. Cllr Bowman duly signed the Minutes.

172/25 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was raised.

173/25 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/115/24/HH Single storey front extensions, alterations to existing dormers...
14 West Ridings, East Preston
Approved subject to Conditions (Delegated Powers)

EP/117/24/PD Prior approval [...] for the change of use of office on ground floor to 1 No 2 storey residential dwelling
119A Sea Road, East Preston
No Objection subject to conditions (Delegated Powers)

EP/120/24/CLP Lawful development certificate for the proposed conversion of the existing attached garage into habitable rooms...
6 Vicarage Lane, East Preston

Planning Permission not required (Delegated Powers)

The Clerk had contacted the Planning Officer after no mention of the council's concerns about EP/115/24/HH had been included in her report. The Planning Officer was duly apologetic and said she had taken note of the council's concerns. Cllr Mathias wondered how often this council could allow ADC its poor service before we escalated; committee members AGREED, with devolution imminent and the disbanding of ADC, ADC probably had other things on its mind and this was not worth pursuing at this time.

174/25 PLANNING COMPLIANCE MATTERS

None

175/25 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.

176/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, also chairman of the Neighbourhood Plan Review Steering Group, confirmed the Steering Group had received an indicative housing number of 10 from ADC. This would be fed back to Neil Homer together with some questions the team needed him to answer.

The meeting discussed what maps it should include in the final reviewed Neighbourhood Plan. Cllr Bowman said she had moved all maps into Appendix C. After some discussion, the committee AGREED to keep the character areas as a single map, preferably using the 2015 version as that was higher definition than the 2008 version which had somehow found its way into the 2015 Neighbourhood Plan.

Cllr Bowman was once again hopeful a version would be able to go out to consultation soon.

177/25 CORRESPONDENCE

There was no correspondence to consider.

178/25 NEW MATTERS FOR THE NEXT MEETING (10TH MARCH)

Nothing was suggested.

The Meeting ended at 18:12.

Chairman: **Cllr Christine Bowman** Date: **24th March 2025**

(END)