



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 28th April 2025 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

Sioned Vos, Chairman, East Preston & Kingston Preservation Society

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 17:58.

315/25 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

316/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None.

317/25 PUBLIC SESSION

No members of the public were present.

318/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 18th May 2025

None

Observations by 23rd May 2025

EP/33/25/PL Demolition of existing dwelling and construction of 1 No new dwelling (self/custom build). This application is in CIL Zone 4 and is CIL Liable as a new dwelling

On behalf of East Preston and Kingston Preservation Society, Mrs Vos said it was difficult to find planning grounds to justify objecting to this Application. Although it could be seen as out of keeping with neighbouring properties in Sea Road, arguably the proposed design would be a bridge between the more traditional properties in Sea Road and the more modern properties in Seafield Road, effectively the two parts of the *Seafield Road (part), Palm Cottages, South Strand (part)* Area of Special Character. Mrs Vos stressed how important high-quality materials would be in helping this design fit in.

No public representations had been received.

Committee members were concerned about the proposed design. Committee members were also concerned about the smallness of the garden.

The committee AGREED to object to this Application on the grounds it would not be in keeping with neighbouring properties in Sea Road or on the north side of Seafield Road.

319/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications in other areas to be discussed.

320/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

321/25 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

The Clerk reported he had received a resident's complaints about noise from live music at The Great Dane. He had discussed this with Cllr Bradshaw who, in turn, had contacted the licensee. Part of the resident's complaint had been The Great Dane did not have a licence for live music.

Following his discussion with Cllr Bradshaw, the licensee had provided the following information from a member of the ADC Licensing team, "You have no form of regulated entertainment on the current licence, but under the Live Music Acts 2012/2015 and The Legislative Reform (Entertainment Licensing) Order 2014 you can hold Live music and the comedy evenings without the need for additions to your licence. However, such events can only be held whilst you are open and supplying Alcohol. If you wished to operate these activities outside your Supply of Alcohol hours you would need to apply for a TEN."

322/25 MINUTES OF THE MEETING HELD ON 14TH APRIL 2025

Draft Minutes from the meeting held on 14th April had been circulated to all councillors on 15th April asking for suggested amendments by 17th April.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 14th April. Cllr Bowman duly signed the Minutes.

323/25 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was raised.

324/25 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/13/25/CLP	Lawful development certificate for a proposed single storey side extension 105 Worthing Road, East Preston	Planning Permission not required (Delegated Powers)
EP/14/25/CLP	Lawful development certificate for alterations to existing property... 1 Veronica, Close, East Preston	Planning Permission not required (Delegated Powers)

325/25 PLANNING COMPLIANCE MATTERS

None

326/25 PLANNING INSPECTORATE APPEALS

None

327/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman, also chairman of the Neighbourhood Plan Review Steering Group, reported the Regulation 14 stakeholder and public consultation had started at midday on Wednesday, 23rd April. Officially due to last six weeks, the Clerk had given a few extra days and set the end date for Sunday, 8th June. The Clerk confirmed the software used to send out the draft Plan showed stakeholders had started to look at the document, both corporate and public. Corporate comments would be considered by the council's agent and public comments by the steering group.

The requisite paperwork had been completed for the most recent grant received by the council for the review of the Neighbourhood Plan and the council had been asked to pay back £165 underspend.

328/25 CORRESPONDENCE

There was no correspondence to consider.

329/25 NEW MATTERS FOR THE NEXT MEETING (13TH MAY)

Cllr Bowman reminded members the May meetings would both be on a Tuesday because of the bank holidays.

The Meeting ended at 18:17.

Chairman: **Cllr Christine Bowman** Date: **13th May 2025**

(END)