



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 28th July 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 17:57.

Cllr Bowman welcomed everyone to the meeting.

604/25 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

605/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None were declared.

606/25 PUBLIC SESSION

No members of the public were present.

607/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

Observations by 7th August 2025

EP/60/25/HH New porch. Alteration to existing fenestration. Single storey rear extension. Installation of new fence
10 Hazelmead Drive, East Preston, BN16 1LE

Mrs Vos said the Preservation Society might comment upon this application as it had concerns the rear extension was perhaps too high to qualify as a single storey. The

Society was also concerned the proposed extension would be overbearing to neighbours and might impact upon the light available to those neighbours. The Society was also concerned at light pollution from the proposed extension if sufficient blinds were not provided.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application but to express concerns as per the Preservation Society concerns above.

Observations by 14th August 2025

None

Observations by 21st August 2025

EP/64/25/HH Demolition of existing single garage and construction of double garage
4 Beechlands Close, East Preston, BN16 1JT

Mrs Vos said there were insufficient Planning grounds upon which the Society could object to this proposal. Mrs Vos suggested a Condition be applied similar to that applied to 2 Vicarage Lane in 2023, i.e. "The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 2 Vicarage Lane as a dwelling and shall not be used as a separate unit of accommodation".

No other public representations had been received.

The committee AGREED unanimously not to object to this Application but to ask for a Condition to be applied, similar to that quoted above.

608/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no Applications for which other councils had sought this council's assistance.

609/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

610/25 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

611/25 MINUTES OF THE MEETING HELD ON 14TH JULY 2025

Draft Minutes from the meeting held on 14th July had been circulated to all councillors on 15th July asking for suggested amendments by 22nd July. None had been received. The Clerk thanked Cllr Bowman for managing this whilst he was on leave.

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

612/25 MATTERS ARISING FROM PREVIOUS MEETINGS

Mrs Vos reported she had had an informal meeting with Ian Hart and his project manager, Chris Baker, to discuss changes at the Conservative Hall. The slate for the roof was Iberian and real. Hedging on the northern boundary was to be grubbed out and replaced by a fence which would be softened with native planting in line with biodiversity net gain principles. Mr Hart would be working with East Preston in Bloom on a planting scheme around other parts of the property. The Clerk had had a similar conversation with Mr Baker.

613/25 RECENT DECISIONS

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

* denotes Application against which the council raised objections

EP/47/25/HH * Demolition of existing conservatory. Construction of new single storey rear extension with roof terrace...
2 Willowhayne Avenue, East Preston
Approved subject to Conditions (Delegated Powers)

614/25 PLANNING COMPLIANCE MATTERS

None

615/25 PLANNING INSPECTORATE APPEALS

None

616/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman reported she had sent updated documentation to Oneill Homer for it to review, including comments made during the Regulation 14 consultation. Cllr Bowman thanked Mrs Vos and Cllrs Mathias and Wilkinson for their help with the general tidying of the documentation. Currently, it is hoped the revised plan can be put to the September Full Council meeting asking for it to proceed to Regulation 15, submission to Arun District Council for further review and public consultation before independent examination.

Cllr Bowman has also started to build a Consultation Statement and asked other members of the steering group to add to this.

The ADC website was now showing the village's neighbourhood plan as being reviewed.

Matt Jennings at Oneill Homer did not believe a referendum should be necessary, based upon the changes made to the plan.

617/25 CORRESPONDENCE

There was no correspondence to consider.

618/25 NEW MATTERS FOR THE NEXT MEETING (11TH AUGUST)

Nothing.

The Meeting ended at 18:24.

Chairman: **Cllr Christine Bowman** Date: **26th August 2025**

(END)