



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Tuesday, 26th August 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.

No meeting had been required on 11th August.

Cllr Bowman welcomed everyone to the meeting.

654/25 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

655/25 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bowman	Planning Application EP/69/25/HH	Personal; Cllr Bowman lives on the same private estate as the Application sites and is married to the Planning Director of the estate's Residents' Association board
Cllr Mathias	Planning Application EP/69/25/HH	Personal; Cllr Mathias lives close to the Application site

656/25 PUBLIC SESSION

No members of the public were present.

657/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

Observations by 28th August 2025

None

Observations by 5th September 2025

EP/65/25/HH Single storey front porch, side and rear extensions and external alterations, following demolition of existing detached garage
5 Vermont Drive, East Preston, BN16 1JU

Mrs Vos advised the Preservation Society had no objection to the extension but it was concerned about conflicting information about the choice of materials. Will the extension be of matching materials or will it be grey cladding as per the drawings?

No other public representations had been received.

The committee AGREED unanimously not to object to this Application but to comment upon the conflicting information about the choice of materials.

EP/67/25/HH Proposed crossover and parking area
42 North Lane, East Preston, BN16 1HW

Mrs Vos said the Preservation Society had no comment to make about this Application.

No other public representations had been received.

The Clerk said he had asked WSCC Highways to confirm whether or not it had received an application to allow a crossover, no reply received to date.

The committee AGREED unanimously not to object to this Application but to suggest ADC waited for confirmation from WSCC Highways before giving Planning Permission.

Observations by 12th September 2025

EP/69/25/HH Removal of existing roof and replacement with a new second floor. Alterations to existing fenestration. New first floor canopy with rear terrace over. Two storey front extension. New front gate and boundary treatment. New outbuilding. Installation of solar panels.
7 Tamarisk Way, East Preston, BN16 2TF

Cllrs Bowman and Mathias restated their Personal Interests in this Application as recorded in Minute 655/25 above.

Mrs Vos said the Preservation Society had not yet decided whether it would object but it was concerned about the massing of the proposed design. The design was more in keeping with properties along Coastal Road, Kingston than Tamarisk Way.

Some residents of Tamarisk Way had met with Cllrs Bowman and Moore ahead of the meeting to express their concerns about the proposal, and had followed that with a letter, to those two councillors, of their concerns.

After some discussion, the committee AGREED unanimously to object to this Application as it felt the proposed flat roof would change the streetscene and the view from the beach and could be deemed contrary to Policy 2 of the East Preston Neighbourhood Plan, *Design in Character Area One*.

The committee further AGREED the council's letter of objection should be copied to the Willowhayne Residents' Association board (Cllr Bowman elected not to comment upon this nor partake in this vote).

The committee also AGREED unanimously to comment about the visibility of the solar panels on the flat roof.

658/25 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

Observations by 8th September 2025

A/109/25/HH Single storey rear extension constructed of matching materials to provide additional accommodation
Roundstone Cottage, 48 Old Worthing Road, East Preston, BN16 1DY

The Clerk advised the council was a consultee on this Application as it bordered the East Preston boundary.

Mrs Vos advised the Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

659/25 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

660/25 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

661/25 MINUTES OF THE MEETING HELD ON 28TH JULY 2025

Draft Minutes from the meeting held on 28th July had been circulated to all councillors on 31st July asking for suggested amendments by the end of that day. None had been received.

The committee AGREED unanimously the Minutes could be signed as a true record of the meeting held on 28th July. Cllr Bowman duly signed the Minutes.

662/25 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 494/25 – Arun District Council (ADC) Planning Applications – EP/50/25/PL – Change of use of the existing Conservative Hall building – the Clerk had already advised councillors he had received one email and a separate telephone call from local residents who had only just found out about the future use of the Conservative Hall as a funeral chapel and were not very happy about this. He had subsequently been informed posters were being placed around the village.

663/25 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/50/25/PL * Change of use of the existing Conservative Hall building...
Conservative Hall, 41 Sea Road, East Preston
Approved subject to Conditions (Committee)

EP/53/25/HH A single-storey side extension...
41 The Roystons, East Preston
Approved subject to Conditions (Delegated Powers)

EP/57/25/HH Detached double garage to the front garden
53 North Lane, East Preston
Approved subject to Conditions (Delegated Powers)

EP/58/25/PL * Replace existing plain roof tiles with natural slate...
Conservative Hall, 41 Sea Road, East Preston

Approved subject to Conditions (Committee)

664/25 PLANNING COMPLIANCE MATTERS

None

665/25 PLANNING INSPECTORATE APPEALS

C3810/W/25/3369419 Outline Planning Application [...] For The Construction Of Up To 190 No.
Residential Dwellings And A Community Building...
Land West of Bewley Road Angmering (A/154/24/OUT)

The council had received a letter informing it “the appeal will be determined on the basis of an inquiry.” The council had received a further letter advising, “The Inquiry by an Inspector appointed by the Ministry of Housing, Communities and Local Government is anticipated to last 8 days. It will start on the 28 October and is anticipated to finish on 7 November.”

The Clerk asked committee members to let him know if they felt the council should be represented at the inquiry and whether they were able to attend.

666/25 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman reported the steering group would be meeting directly after this meeting to consider the latest suggestions for the council’s consultant, Matt Jennings at Oneill Homer.

667/25 CORRESPONDENCE

There was no correspondence to consider.

668/25 NEW MATTERS FOR THE NEXT MEETING (8TH SEPTEMBER)

Nothing.

Cllr Bradshaw gave his apologies for this meeting.

The Meeting ended at 18:33.

Chairman: **Cllr Christine Bowman** Date: **22nd September 2025**

(END)