



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 9th March 2026 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman (Chairman), Kit Bradshaw, Glyn Mathias, David Moore and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs Sioned Vos, East Preston & Kingston Preservation Society (until 18:33)

ABSENT: Councillors Elizabeth Linton and Steve Toney

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 18:00.

Cllr Bowman welcomed everyone to the meeting.

185/26 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllrs Linton and Toney (both away).

186/26 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No interests were declared.

187/26 PUBLIC SESSION

No members of the public were present.

188/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

Observations by 26th March 2026

EP/11/26/HH Retrospective application for fence
6 Fairlands, East Preston, BN16 1LH

On behalf of the East Preston & Kingston Preservation Society, Mrs Vos said the society might object to this application on the grounds it was out-of-keeping with the streetscene but no decision to do so had been made. Fairlands being in Character Area 3 of the East Preston Neighbourhood Plan meant there were fewer strictures on such matters.

One councillor agreed the proposed fencing was out-of-keeping with the open plan design of Fairlands.

The Clerk reported he had met with three close neighbours of the property and they had agreed they had no objections to the proposed fencing.

The committee AGREED not to raise any objections to this application, but to comment on how the fencing was not in keeping with the streetscene. One councillor voted to make this a full objection.

EP/14/26/HH Rear single storey replacement extension and conversion of the first floor roof space with a rear facing flat roof dormer
7 The Roystons, East Preston, BN16 2TR

Mrs Vos said the Preservation Society would not be objecting to this application.

No other public representations had been received.

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

189/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were no ADC Planning Applications in other areas for which this council's input had been sought. Earlier in the day though, the Clerk had alerted committee members to a "community consultation" being hosted by Persimmon Homes Thames Valley upon its proposal to build 116 new homes on land on the north side of the A259 opposite Sainsbury's and as far east as Station Road. Committee members noted the community consultation and its inclusion in the council's next e-newsletter.

190/26 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

191/26 LICENSING APPLICATIONS

There were no ADC Licensing Applications to consider. The committee remained surprised no application had just been received from The Podgy Spaniel.

192/26 MINUTES OF THE MEETING HELD ON 23RD FEBRUARY 2026

Draft Minutes from the meeting held on 23rd February had been circulated to all councillors on 24th February asking for suggested amendments by midday on 3rd March. None had been received.

The committee AGREED unanimously the Minutes could be signed as a true record of the meeting held on 23rd February. Cllr Bowman duly signed the Minutes.

(Mrs Vos left the meeting at the conclusion of this item.)

193/26 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 147/26 – ADC Planning Applications – EP/121/25/PL – The Podgy Spaniel, 19-21 Sea Road, East Preston, BN16 1JB – the Clerk had circulated revised drawings to all committee members on the day of the meeting. Following the council's objections to this application, the Clerk had invited the three district councillors for East Preston to get involved – only Cllr Paul Kelly replied and he visited the application site and submitted a letter of his concerns to the Senior

Planning Officer. The council was invited to attend the ADC Planning Committee meeting on 18th March and Cllr Moore AGREED to represent the council at that meeting.

Concerns were raised about works being undertaken in the alley behind The Podgy Spaniel. Groundworks appeared to include digging up the floor of the alley. There were also rumours the applicant planned on installing a roof to the alley as protection for outside diners; this had not appeared on any of the planning drawings, presumably on the understanding such a construction would only ever be temporary. A further concern was raised that two of the external tables were positioned directly under the windows serving the toilets. These concerns would somehow be included in Cllr Moore's speech to the ADC Planning Committee. This speech would also include a request for the Planning Committee to visit the site to see the concerns about the alley for themselves.

194/26 RECENT DECISIONS

The committee NOTED the following decisions:

EP/120/25/S73 Application under section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 imposed under EP/75/25/HH...
Fleurs et Neige, 23 Michel Grove, East Preston
Approved subject to Conditions (Delegated)

195/26 PLANNING COMPLIANCE MATTERS

ENF/317/25 Alleged unauthorised fencing
6 Fairlands, East Preston, BN16 1LH

This case was now subject of above Planning Application EP/11/26/HH.

196/26 PLANNING INSPECTORATE APPEALS

None.

197/26 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman reported ADC had selected an independent examiner although she still did not feel this was a justified use of public money. As the council has a meeting with Dr Beccy Cooper MP scheduled for later in the week, the Clerk suggested Cllr Bowman raise this at that meeting.

198/26 CORRESPONDENCE

None.

199/26 NEW MATTERS FOR THE NEXT MEETING (23RD MARCH 2026)

Nothing was suggested.

Cllr Bowman reported she would not be at the next meeting and Cllr Bradshaw would therefore be in the chair.

The Meeting ended at 18:41.

Chairman: **Cllr Christine Bowman** Date: **14th April 2026**

(END)