



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Tuesday, 14th April 2026 at East Preston Infant School, Lashmar Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Christine Bowman (Chairman), Kit Bradshaw, Elizabeth Linton, David Moore, Steve Toney and Steven Wilkinson

ALSO: Clerk to the Council, Simon Cross
Mrs Sioned Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor Glyn Mathias

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 18:02.

Cllr Bowman welcomed everyone to the meeting.

257/26 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllr Mathias (family matter).

258/26 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Bowman	Planning Application EP/22/26/HH	Personal; Cllr Bowman lives on the same private estate as the application site and is married to the Planning Director of the estate's Residents' Association board
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259/26 PUBLIC SESSION

No members of the public were present.

260/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

Observations by 18th April 2026

EP/22/26/HH Erection of a single storey extension on the rear elevation
73 The Ridings, East Preston, BN16 2TW

Mrs Vos said East Preston & Kingston Preservation Society would not be objecting to this application.

No public representations had been received.

The committee AGREED unanimously not to object to this application.

261/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were none to consider.

262/26 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

263/26 LICENSING APPLICATIONS

123037 The Podgy Spaniel, 19-21 Sea Road, East Preston, BN16 1JN (comments by 27th April)

The application was for permission to serve alcohol between 10:00 and 23:00, Monday to Saturday, and between 10:00 and 22:00, Sunday. The application also detailed the proposed opening hours of 07:00 and 23:00, Monday to Saturday, and between 10:00 and 22:00, Sunday.

The committee AGREED unanimously to object to alcohol being sold before 12:00. The committee was concerned about the negative impact such early selling of alcohol could have upon the locality. The committee believed no other premises in the northern shopping area was able to sell alcohol so early in the day; The Great Dane was licensed only from 12:00 and neither The Masala Lounge nor The British Legion opened before 12:00.

264/26 MINUTES OF THE MEETING HELD ON 9TH MARCH 2026

Draft Minutes from the meeting held on 9th March had been circulated to all councillors on 10th March asking for suggested amendments by midday on 17th March. None had been received.

The committee AGREED unanimously the Minutes could be signed as a true record of the meeting held on 9th March. Cllr Bowman duly signed the Minutes.

265/26 MATTERS ARISING FROM PREVIOUS MEETINGS

None.

266/26 RECENT DECISIONS

The committee NOTED the following decisions:

EP/121/25/PL Change of use of ground floor pharmacy to restaurant...
The Podgy Spaniel, 19-21 Sea Road, East Preston
Approved subject to Conditions (Committee)

Cllr Bowman thanked Cllr Moore for representing the council at the ADC Planning Committee meeting at which this application was decided.

EP/122/25/A 1 No externally illuminated fascia sign...
The Podgy Spaniel, 19-21 Sea Road, East Preston
Approved subject to Conditions (Delegated)

EP/123/25/HH	Demolition of single garage... 4 Beechlands Close, East Preston	Approved subject to Conditions (Delegated)
EP/1/26/PL	Change of use of A1 buildings and yard to B8 use... East Preston Depot, Station Road, East Preston	Approved subject to Conditions (Delegated)
EP/3/26/T	Crown reduction to 1 No. Lime (T1)... 6 Lime Tree Close, East Preston	Approved subject to Conditions (Delegated)
EP/4/26/HH	First floor extension to west... 14 West Ridings, East Preston	Approved subject to Conditions (Delegated)
EP/7/26/S73	Variation of conditions 2 and 3 following the grant of EP/29/25/PL... East Preston Football Club, The Lashmar, East Preston	Approved subject to Conditions (Delegated)

267/26 PLANNING COMPLIANCE MATTERS

ENF/317/25	Alleged unauthorised fencing [REDACTED], East Preston, BN16 [REDACTED]
ENF/82/26	Alleged unauthorised dormer window [REDACTED], East Preston, BN16 [REDACTED]

268/26 PLANNING INSPECTORATE APPEALS

None.

269/26 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW

Cllr Bowman reported the draft revised plan had been forwarded by ADC to the independent examiner. ADC had shared the comments received during the Regulation 16 public consultation period and Cllr Bowman said she would like the steering group to meet to consider these comments. Conversation may continue at the next meeting.

As the meeting was due to finish, Cllr Bowman was unable to update the committee about her conversation with Dr Beccy Cooper MP at the meeting on 13th March.

270/26 CORRESPONDENCE

None.

271/26 NEW MATTERS FOR THE NEXT MEETING (27TH APRIL 2026)

Nothing was suggested.

Mrs Vos offered her apologies for the meeting as she would be unavailable.

The Meeting ended at 18:28.

Chairman: **Cllr C Bowman** Date: **27th April 2026**

(END)