



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston-pc.gov.uk>

Email: clerk@eastpreston-pc.gov.uk

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 8th June 2026 at Council Office, 122 Sea Road, East Preston at 18:00

MEMBERS PRESENT: Councillors Kit Bradshaw (Chairman), Elizabeth Linton, Glyn Mathias, Steve Toney and Steven Wilkinson

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

ABSENT: Councillors Christine Bowman and David Moore

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 18:00.

Cllr Bradshaw welcomed everyone to the meeting.

411/26 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were accepted from Cllrs Bowman (holiday) and Moore (a prior commitment).

412/26 DECLARATION OF PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None.

413/26 PUBLIC SESSION

No members of the public were present.

414/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

Observations by 18th June 2026

EP/43/26/PL Ground floor alterations and extension within an internal courtyard
Green Willow Care Home, 21-23 Vicarage Lane, East Preston, BN16 1BL

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

The committee AGREED unanimously not to object to this application.

EP/44/26/A

Installation of various signage
Cube Self Storage, East Preston Depot, Station Road, East Preston, BN16 3AA

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

The committee AGREED unanimously not to object to this application.

EP/45/26/ HH

Alteration to existing fenestration. Single storey side extension. Enlargement of existing garage dormers, alteration to existing garage fenestration. New car port
Melita, South Strand, East Preston, BN16 1PN

Mrs Vos also said the Preservation Society would not object to this application.

Although there was some confusion about the details of the proposed alterations to existing fenestration, the committee AGREED unanimously not to object to this application.

415/26 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS IN OTHER AREAS

There were none to consider.

416/26 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

417/26 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

418/26 MINUTES OF THE MEETING HELD ON 12TH MAY 2026

Draft Minutes from the meeting held on 12th May had been circulated to all councillors on 13th May asking for suggested amendments by midday on 20th May. None had been received.

The committee AGREED unanimously the Minutes could be signed as a true record of the meeting held on 12th May. Cllr Bradshaw duly signed the Minutes.

419/26 MATTERS ARISING FROM PREVIOUS MEETINGS

Various Minutes – The Podgy Spaniel, 19-21 Sea Road, East Preston, BN16 1JN – councillors were concerned about some implications of the business’s opening night on 5th June which had been described by the business on social media as “A combination of late serious technical and staff issues resulted in us letting down the very people we were looking forward to looking after; our customers.” Councillors were concerned no feedback had been received from Building Control regarding the concerns about fire safety raised during the planning application stage and also that a roof had appeared atop the outside seating area and this had not been part of the plans submitted for planning approval. The committee ASKED the Clerk to follow up on these matters with ADC Building Control and ADC Planning Compliance.

420/26 RECENT DECISIONS

The committee NOTED the following decisions:

EP/11/26/HH

Retrospective application for fence
6 Fairlands, East Preston

Refused (Delegated)

- EP/14/26/HH** Rear single storey replacement extension...
7 The Roystons, East Preston
Approved subject to Conditions (Delegated)
- EP/15/26/T** Crown lift to 2 No. Beech...
Seacroft Apartments, 17 Sea Lane, East Preston
Approved subject to Conditions (Delegated)
- EP/18/26/CLP** Lawful development certificate for a proposed single storey rear garden outbuilding
94 North Lane, East Preston
Planning Permission nor required (Delegated)

421/26 **PLANNING COMPLIANCE MATTERS**

ENF/317/25 Alleged unauthorised fencing
[REDACTED], East Preston, BN16 [REDACTED]
Subject of planning application EP/11/26/HH which has been refused. The planning compliance case remained open.

ENF/82/26 Alleged unauthorised dormer window
[REDACTED], East Preston, BN16 [REDACTED]
There was no update on this case.

tbc Alleged lack of tree works
[REDACTED], East Preston, BN16
Planning compliance had said the tree works were not subject to a planning application. The Clerk had subsequently contacted the developer to see if there was any traction there.

422/26 **PLANNING INSPECTORATE APPEALS**

None.

423/26 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP) REVIEW**

The Clerk thanked Mrs Vos for her help in compiling the documentation needed to be sent to the independent examiner. That had gone off towards the end of the week before the meeting. A final report had been received from the examiner on the day of the meeting, but the Clerk had not yet opened it.

424/26 **CORRESPONDENCE**

None.

425/26 **NEW MATTERS FOR THE NEXT MEETING (22ND JUNE 2026)**

Nothing was suggested. Cllr Bradshaw reported he was unavailable for the meeting.

The Meeting ended at 18:20.

Chairman: **Cllr Christine Bowman** Date: **22nd June 2026**

(END)