



EAST PRESTON PARISH COUNCIL

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16th April 2018

Dear Councillor and Parishioners

PLANNING AND LICENSING COMMITTEE

NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED to a Meeting of the above Committee to be held on **Monday, 23rd April 2018** at East Preston Infant School, Lashmar Road, East Preston commencing at **18:00hrs.**

Members of the public have the right to attend and may speak for up to fifteen minutes at the beginning of the meeting.

Yours sincerely

Simon Cross
Clerk to the Council

To: All Members of the Planning and Licensing Committee.

A G E N D A

1. Introductions.
2. Apologies and Reasons for Absence.
3. Members and Officers are reminded to make any Declarations of Personal and/or Prejudicial Interests that they may have in relation to items on this Agenda.

Notice should be given at this part of the Meeting of any intended Declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent. If the interest is Prejudicial, the Member should state whether he or she will be exercising the right to speak on the Application.

4. A **Public Question Time** of up to fifteen minutes. This question time is the only opportunity for the Public to speak during the meeting. Members of the public are asked to introduce themselves and restrict comments to topics on the Agenda only.

5. To consider Planning Applications on the current Weekly List of Statutory Notices received from Arun District Council (ADC). (The running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance.)

Observations by 26th April 2018

None

Observations by 3rd May 2018

- EP/40/18/T** Removal of two lower branches to the west side of 1 No Quercus Ilex Walnut Tree Cottage, Preston Hall, The Street, East Preston, BN16 1HU
- EP/43/18/A** External illumination to 1 No. existing shop front fascia sign *Grub and gumption*, 126 Sea Road, East Preston, BN16 1NN
- EP/44/18/HH** Hip to gable loft conversion
2 Hillview Crescent, East Preston, BN16 1RD

Observations by 10th May 2018

None

6. To consider Planning Applications received from West Sussex County Council (WSCC).

None

7. To consider Licensing Applications received from Arun District Council (ADC) or West Sussex County Council (WSCC).

None

8. To approve the Minutes of the Meeting held on 26th March 2018.

9. To receive an update on any matters from previous meetings.

10. To note advice of Decisions made by Arun District Council (ADC).

* denotes Application against which the council raised objections

- EP/11/18/HH** Erect Cabin in rear garden
98 North Lane, East Preston
Approved subject to Conditions (Delegated Powers)
- EP/13/18/HH** Single storey front & rear extensions
59 Sea Lane, East Preston
Approved subject to Conditions (Delegated Powers)
- EP/15/18/A** Various illuminated & non-illuminated advertisements...
The Tudor Tavern, 138-140 Sea Road, East Preston
Approved (Delegated Powers)
- EP/24/18/DOC** Approval of details reserved by condition imposed under EP/59/17/PL relating to
condition 3-Construction Management Plan
Tudor Lodge, 125A Sea Road, East Preston
Approved (Delegated Powers)

- EP/47/18/NMA** Application for a non-material amendment following a grant of planning permission EP/96/17/HH relating to addition of small barn end details to each end of roof
115 North Lane, East Preston
Approved (Delegated Powers)
- K/2/18/HH** Side & rear second storey extension. This application also lies within the parish of East Preston
42 Golden Avenue, Kingston
Approved subject to Conditions (Delegated Powers)

11. To note any compliance matters.

- ENF/405/17** Alleged unauthorised building works
98 North Lane, East Preston

Planning Application EP/11/18/HH has been granted Planning Permission
- ENF/16/18** Alleged unauthorised non compliance with approved drawings
3 The Street, East Preston, BN16 1JJ

No evidence of a breach – case closed
- ENF/72/18** Alleged breach of condition
ENF/75/18 Alleged unauthorised work to property
Tudor Lodge, 125a Sea Road, East Preston, BN16 1NX

On hold pending the outcome of Planning Applications EP/24/18/DOC and EP/30/18/DOC
- ENF/96/18** Alleged unauthorised building works
66 Vermont Drive, East Preston
- ENF/110/18** Alleged unauthorised non compliance with approved plans
3 The Street, East Preston, BN16 1JJ

12. To note any Planning Inspectorate appeal updates.

None

13. To consider any matters related to the East Preston Neighbourhood Plan.

14. To receive any update on the Areas of Special Character in East Preston.

15. To note and/or consider the following correspondence:

- a) any urgent correspondence received since the publication of this Agenda.

This meeting is open to the public. Members of the public are asked to be present five minutes before the start of the meeting.

Agenda Item 13

Committee is asked to consider the following email received on 10th April:

Dear Parish Clerk / Neighbourhood Plan Group

Following on from the consultation on the Main Modifications, we received information late yesterday from the Local Plan Inspector to advise us that his final **Report is now anticipated in July 2018**. For updates please see: <https://www.arun.gov.uk/local-plan-examination> A disappointing delay by him but unfortunately not something we can change.

We know that several groups have started the review of your made NDPs and the delay in the Inspector's report should not affect your progress unduly.

However, it is important to note that the modified/reviewed NDP should take account of potential new parish housing allocations which will be identified as part of the Non-strategic sites work which ADC will be undertaking. Therefore, additional housing may be required as part of this review process and it is therefore important that the NDP site work is done in parallel with the ADC Non-strategic site work which we will be able to define better once we have the Local Plan inspector's report. It would make for a stronger NDP if we work together.

To assist those groups who intend to produce new or modified Neighbourhood Development Plans, Cabinet agreed on 19th June 2017, to provide grant funding of up to £5,000 per parish.

This decision was made by Cabinet meeting of 19th June 2017 (Ref: Cabinet meeting C/002/190617) and resolved that:

(1) grant funding of up to £5,000 per Neighbourhood Plan Group (NPG) (up to £105k in total for all parishes within ADC LPA) for any parish that is updating their Plan or creating a new Plan and will have reached a stage within 3 years (post Local Plan adoption) where a Plan is proposing an appropriate scale of housing development; be approved (This funding will come from the existing Neighbourhood Plans earmarked reserve).

(2) delegated authority to the Director of Place, in consultation with the Cabinet Member for Planning, to approve the distribution of individual parish grant; be approved.

The ADC grant funding (for where a Plan is proposing an appropriate scale of housing development) process for applying for NDP funding is almost ready and ADC will advise once this is ready to be used, however this will be once the parish housing allocation and the Non-strategic site work is agreed.

Groups can also apply for grant funding from The Ministry of Housing, Communities and Local Government (MHCLG) (formally DCLG), for details go to <https://neighbourhoodplanning.org/about/grant-funding/>

The Planning Practice Guidance has been updated in regards to updating a plan and we are seeking clarification on a few details of the process from The Ministry of Housing, Communities and Local Government (MHCLG) (formally DCLG).

We will be having a meeting with all Parish/Town Councils in due course (separate meeting invite to follow) so that we can discuss housing numbers, the Non-strategic site DPD and the NDP review timetable but we are unable to confirm this until we are certain of the housing numbers and the Local Plan.

In the meantime, you could start reviewing your vision, objectives, current policies and evidence base documents and start developing updated evidence so that you continue moving forward so as to not cause undue delay.

I will continue to be your main point of contact for NDPs so please do not hesitate to contact me should you have any further queries.

Kind Regards

Donna Moles
Senior Planning Officer, Directorate of Place, Planning Policy, Arun District Council