



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 22nd January 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors C Barber, E Linton (Chairman), D Moore, H Tester, S Toney and S Wilkinson

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Sioned Vos (East Preston & Kingston Preservation Society)

Mr Booth and Mr D Jull

ABSENT: Councillor G Mathias

The meeting commenced at 18:00. Cllr Wilkinson attended as a substitute.

51/18 APOLOGIES AND REASONS FOR ABSENCE

Apologies and reasons for absence had been received and accepted from Cllr Mathias (away).

52/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

53/18 PUBLIC SESSION

Neither member of the public chose to address the meeting.

54/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 18th January 2018

None

Observations by 25th January 2018

None

Observations by 1st February 2018

EP/154/17/HH Rear roof extension
11 Worthing Road, East Preston, BN16 1AT

Mrs Vos advised the Preservation Society would be objecting to this Application as the proposed extension would not be subservient to the existing property nor would it integrate. The Society was also concerned about the number of new windows at first floor level which would overlook both neighbouring properties.

The Clerk read from the one letter of objection which has been received by ADC.

The committee AGREED unanimously to object to this proposal on similar grounds to those mentioned above.

EP/156/17/HH Two storey side & single storey rear extensions
28 North Lane, East Preston, BN16 1DA

Mrs Vos advised the Preservation Society had no objections to this proposal which was likely to make the pair of semi-detached properties better balanced again.

No other public representations had been received about this Application.

The committee AGREED unanimously not to object to this proposal.

Observations by 8th February 2018

None

Mrs Vos also advised the meeting the Chairman of the Preservation Society, Mr Sawers, had commented upon Planning Application EP/159/17/DOC for 3 The Street – “Application for approval of details imposed under planning permission EP/146/15/PL relating to Condition 7 (Screen walls &/or fences) & Condition 9 (Flint Wall Panel)”. The committee AGREED it would send a letter to ADC supporting the comments made by the Preservation Society.

55/18 **WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

The committee considered the following Planning Application:-

WSCC/047/17/EP Relocation of MUGA to western boundary
East Preston Junior School, Lashmar Road, East Preston, BN16 1EZ

The Clerk had previously circulated electronically the plan which had not been easy to interpret. Having spoken to the Junior School’s Business Manager, Mrs Helen Standing, he was better able to explain the proposal to the committee. Cllr Toney confirmed the Clerk’s understanding and the committee AGREED unanimously it had no objections to the proposal.

56/18 **LICENSING APPLICATIONS**

There were no licensing applications to consider.

57/18 **MINUTES OF THE MEETING HELD ON 11TH DECEMBER 2017**

The draft Minutes had been circulated to all councillors on 13th December. No amendments had been suggested.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 13th December. This action was duly completed by the Chairman.

58/18 **MATTERS ARISING FROM PREVIOUS MEETINGS**

No matters were raised.

59/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/138/17/PL * Demolition of existing buildings & erection of 3 No. dwellings...
Land rear of Beechlands Cottages, Beechlands Close, East Preston

Withdrawn

The Clerk was not aware of the reasons behind the withdrawal.

60/18 COMPLIANCE MATTERS

None Alleged contravention of S215 of the Town and Country Planning Act 1990
32 North Lane, East Preston

The original reporter was happy the case could be closed now and had moved house.

ENF/212/17 Alleged unauthorised Breach of Condition 9 – surface water drainage
ENF/213/17 Alleged unauthorised Breach of Condition 10 – SuDS
(both above) Bradbury Hotel, Station Road, East Preston

The Clerk reported no update following the refusal of Planning Application EP/88/17/DOC reported at the last meeting.

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

The Clerk reported he had not yet seen a retrospective Planning Application covering these works. Such should have been received by ADC by 16th January, but may not have been validated yet and therefore would not appear online.

ENF/16/18 Alleged unauthorised non compliance with approved drawings
3 The Street East Preston West Sussex BN16 1JJ

The Clerk explained the council had raised this compliance case follows concerns raised to the council about the foundations for the rearmost building not appearing to be at street level, although the approved drawings for Planning Application EP/146/15/PL. Mrs Vos agreed with this concern.

61/18 PLANNING INSPECTORATE APPEALS

3182585 Demolition of 1 No. dwelling & erection of 4 No. dwellings...
St Mary's Close, Hurst Road, Rustington – R/64/17/PL

The Clerk reported the appeal had been dismissed earlier on the day of the meeting. The appeal Decision Notice had been circulated to all committee members.

3183667 Demolition of existing dwelling & Erection of 7 No. dwellings with associated parking
& landscaping (resubmission following EP/180/16/PL)
Tudor Lodge, 125A Sea Road, East Preston

The Clerk reported no decision date had yet been announced.

62/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

63/18 AREAS OF SPECIAL CHARACTER

Nothing to report.

64/18 CORRESPONDENCE

There was no correspondence to note.

The Clerk reported he Mrs Vos and Mr Sawers, Chairman of the Preservation Society had met with a local developer and his architect to discuss a proposed redevelopment of a site in the village. More could not be said at this time as the developer was not yet the legal owner of the site, but the meeting had been useful and the designs in keeping with the area. If the proposed redevelopment was to go ahead it would give the council a prime example of how good design can go ahead in the village.

65/18 NEW MATTERS FOR THE NEXT MEETING (12TH FEBRUARY)

No suggestions.

The Meeting closed at 18:20.

Chairman: *Cllr Glyn Mathias* Date: **12th February 2018**