



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th February 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors C Barber, E Linton, G Mathias (Chairman), H Tester and S Toney

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Four members of the public

ABSENT: Councillor D Moore

The meeting commenced at 18:00.

103/18 APOLOGIES AND REASONS FOR ABSENCE

Apologies and reasons for absence had been received and accepted from Cllr Moore (unavailable).

Representing the East Preston & Kingston Preservation Society, Mrs Vos had also sent her apologies. Chairman of the Society, Mr Sawers, had provided the Clerk with written comments on the Applications on this meeting's Agenda.

104/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Linton declared a Personal Interest in EP/6/18/HH as she knows the householders and a Pecuniary / Prejudicial Interest in EP/10/18/NMA as she is a member of the Angmering-on-Sea Lawn Tennis Club.

105/18 PUBLIC SESSION

Mr Nash provided some background to his Planning Application for 1, Woodbridge Park, EP/6/18/HH.

106/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 15th February 2018

None

Observations by 22nd February 2018

None

Observations by 1st March 2018

EP/6/18/HH Single storey front extension
1 Woodbridge Park, East Preston, BN16 1NL

In line with her earlier declaration of a Personal Interest in this Application, Cllr Linton did not take part in the discussion of this Application and did not vote.

The Preservation Society considered the proposal to be acceptable as the extension would be about 3m from the boundary and behind a 2m high wall.

No other public representations had been received about this Application.

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

K/2/18/HH Side & rear second storey extension. This application also lies within the parish of East Preston
42 Golden Avenue, Kingston, BN16 1QY

The Preservation Society had concerns about the design of the proposal but was inclined to let this pass as the side views would largely be screened by the adjoining houses.

No other public representations had been received about this Application.

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

Decision by 28th February 2018

EP/10/18/NMA Minor amendments following Planning Permission EP/177/16/PL
Angmering-on-Sea Lawn Tennis Club, Homelands Avenue, East Preston, BN16 1PS

The Parish Council had been made aware of this Application as it is the landowner.

In line with her earlier declaration of a Pecuniary / Prejudicial Interest in this Application, Cllr Linton did not take part in the discussion of this Application and did not vote.

The committee AGREED unanimously it had no concerns with the proposed amendments.

107/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no West Sussex County Council Planning Applications to be considered.

108/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

109/18 MINUTES OF THE MEETING HELD ON 22ND JANUARY 2018

The draft Minutes had been circulated to all councillors on 24th January. No amendments had been suggested.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 22nd January. This action was duly completed by the Chairman.

110/18 MATTERS ARISING FROM PREVIOUS MEETINGS

111/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/145/17/HH * Extend garage & form pitched roof over. Single storey infill extension...
9 Nursery Close, East Preston
Approved (subject to Conditions) (Delegated Powers)

EP/150/17/HH * Loft conversion & rear extension – resubmission of EP/113/17/HH
2 Hillview Crescent, East Preston
Refused (Delegated Powers)

The reasons given for refusal of this Application:

“The proposed development, comprising the roof extensions and single storey rear extension, by virtue of their unsympathetic design, significant size and prominent location are considered to have an unacceptable discordant and incongruous impact upon the character and appearance of the host dwelling as well as that of the immediate locality contrary to policies GEN7 and DEV19 of the Arun District Local Plan; Policies 1 and 3 of the East Preston Neighbourhood Plan; and the National Planning Policy Framework.

“The proposed development due to the size and position of the single storey rear extension is considered to give rise to an unacceptable dominant effect, leading to an unacceptable sense of enclosure and loss of outlook to the occupiers of No.28 Orchard Road in conflict with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan and the National Planning Policy Framework.”

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

“Planning permission has been granted.”

112/18 COMPLIANCE MATTERS

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.

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

The Clerk reported a retrospective Planning Application covering these works had now been received by ADC, EP/11/18/HH. The Senior Planning Officer (Compliance) involved in the case had asked for additional plans to be provided “to specify how the building is laid out internally & for what purpose it is being used.” The Application would be considered by this committee at its meeting on 26th February.

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

Subsequent to the case being opened, the Compliance Officer dealing with the case had contacted the Clerk and explained that, although it is not very clear from some of the drawings, there is a drawing within the Application paperwork that shows the rear of the site to be 0.6m higher than the front of the site. Unable to ascertain from a visual inspection whether the building works at the back of the site are more than 0.6m higher

than street level, the Compliance Officer was going to visit the site with an ADC engineer.

113/18 PLANNING INSPECTORATE APPEALS

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.

114/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

115/18 AREAS OF SPECIAL CHARACTER

Nothing to report.

116/18 CORRESPONDENCE

The Clerk reported he had been contacted by Mr and Mrs Lavender of Sea Lane. Mr and Mrs Lavender had recently completed the purchase of the plot of land known as 62 Sea Lane and were incorporating this into their own land at 64 Sea Lane. Mr and Mrs Lavender wanted to assure the council they had no plans to build on this land.

117/18 NEW MATTERS FOR THE NEXT MEETING (26TH FEBRUARY)

No suggestions.

The Meeting closed at 18:15.

Chairman: *Cllr Glyn Mathias* Date: **26th February 2018**