



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 26th 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

Mr Joao Marques, Caldotec

ABSENT: Councillor D Moore

The meeting commenced at 18:00.

132/18 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.

133/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None.

134/18 PUBLIC SESSION

Mr Marques provided some background to the Planning Application for Fernlytton, The Street, EP/14/18/HH.

135/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 8th March 2018

EP/11/18/HH Erect cabin in rear garden
98 North Lane, East Preston BN16 1HE

The East Preston & Kingston Preservation Society was not going to object to this Planning Application.

The Clerk advised the committee of comments raised by two households in the village

concerning this Application. The Clerk also advised the committee the Planning Compliance Officer had asked the applicants to supply a floorplan showing the potential use of the cabin. As of the morning of this meeting, such a plan had not been uploaded to the ADC website.

The committee AGREED unanimously it would object to this Application as there was no indication given as to how the building would be used. The committee was also concerned at the scale of the building.

Observations by 15th March 2018

EP/13/18/HH Single storey front & rear extensions
59 Sea Lane, East Preston BN16 1ND

The East Preston & Kingston Preservation Society was not going to object to this Planning Application.

No other public representation had been received by this council concerning this Application.

The committee AGREED unanimously not to object to this Planning Application.

EP/14/18/HH Single storey front extension to garage to convert into habitable space & new pitched roof with small area of flat roof accommodating 2 No. sun pipes. This application may affect the setting of a listed building
Fernlytton, The Street, East Preston BN16 1HT

The East Preston & Kingston Preservation Society was not going to object to this Planning Application.

No other public representation had been received by this council concerning this Application.

The committee AGREED unanimously not to object to this Planning Application.

The Chairman asked the Clerk to ask Arun District Council for a list of the minimum requirements for a Planning Application.

136/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

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

137/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

138/18 MINUTES OF THE MEETING HELD ON 12TH FEBRUARY 2018

The draft Minutes had been circulated to all councillors on 14th February. No amendments had been suggested.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 12th February. This action was duly completed by the Chairman.

139/18 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising at this point of the meeting.

140/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/156/17/HH Two storey side & single storey rear extensions
28 North Lane, East Preston
Approved (subject to Conditions) (Delegated Powers)

EP/4/18/PDH Notification under extended permitted development rights for a single storey rear extension...
Myrtle Cottage, 6 Myrtle Grove, East Preston
Prior Approval Not Required (Delegated Powers)

141/18 **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

A further Planning Application has been submitted – EP/12/18/DOC to discharge these Conditions.

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

The retrospective Planning Application covering these works, EP/11/18/HH , had been considered by this committee earlier in the meeting.

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

The Clerk believes the Compliance Officer had visited the site with an ADC engineer but no further update had been received.

142/18 **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

On 20th February, the Planning Inspectorate had found in favour of the Appellant and had given Planning Permission for the demolition and the subsequent erection of seven dwellings. The Planning Inspector's report had been circulated to all committee members on Thursday, 22nd February. The result was disappointing and work had started on site on 22nd February. Several local residents had called into the Council Office to thank the council for its efforts in this case.

Mr Sawers had said the report was disappointing and inaccurate and questioned whether ADC should continue its work on Areas of Special Character in response to comments made within the report.

143/18 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

144/18 **AREAS OF SPECIAL CHARACTER**

The Clerk reported he and Mrs Vos were going to get together soon to see if the council's mapping software could produce the A3 plan Mrs Vos needed to continue work on this.

145/18 **CORRESPONDENCE**

None.

146/18 NEW MATTERS FOR THE NEXT MEETING (12TH MARCH)

No suggestions.

The Meeting closed at 18:31.

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