



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

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

MEMBERS PRESENT: Councillors C Barber, E Linton, G Mathias (Chairman), S Toney and S Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor D Moore

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

170/18 APOLOGIES AND REASONS FOR ABSENCE

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

171/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None.

172/18 PUBLIC SESSION

No members of the public were present.

173/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 22nd March 2018

EP/7/18/PL Demolition of existing buildings and erection of 2 no. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats - Amendment to EP/138/17/PL
Land rear of Beechlands Cottages, Beechlands Close, East Preston BN16 1JT

Mrs Vos advised the meeting the Preservation Society would probably be objecting to this Application on similar grounds to the objections raised against EP/138/17/PL.

No other public representations had been received about this Application. Some residents had been into the Council Office to look at the plans.

The committee AGREED unanimously to object to this Application on similar grounds to EP/138/17/PL.

EP/15/18/A Various illuminated & non-illuminated advertisements on front & side elevations
The Tudor Tavern, 138-140 Sea Road, East Preston BN16 1NN

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

The Clerk said one member of the public had submitted an objection to Arun District Council as follows: "This will set a precedent in the Village and will be unsightly, especially the illuminated signs. This will not be in the keeping of our lovely village."

Comment was made there was already some similar lighting on The Clockhouse.

The committee AGREED unanimously it would not object to this Application.

Observations by 29th March 2018

EP/17/18/PL Erection of combined toilet block & storage room, separate store & additional kiosk & turnstyle
East Preston Football Club, Sports Pavilion, Lashmar Road, East Preston BN16 1EZ

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

The committee AGREED unanimously it would not object to this Application.

174/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

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

175/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

176/18 MINUTES OF THE MEETING HELD ON 26TH FEBRUARY 2018

The draft Minutes had been circulated to all committee members on 5th March. No amendments had been suggested.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 26th February. This action was duly completed by the Chairman.

177/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 135/18 – Arun District Council (ADC) Planning Applications – the Clerk reported he had been directed towards two documents – one National and one Local regarding the requirements for the validation of Planning Applications. He would circulate these too all committee members after the meeting. Section 23 of the Local document is entitled "Plan and Drawing Requirements" – this will probably be of most interest to committee members. There is a requirement for North to be indicated on Block/Site Plans but the committee would like to see North shown on all plans.

178/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/10/18/NMA Non-material amendment following the grant of EP/177/16/PL to change extent of new cladding...
Angmering-on-Sea Lawn Tennis Club, Homelands Avenue, East Preston
Approved (Delegated Powers)

EP/159/17/DOC Application for approval of details imposed under Planning Permission EP/146/15/PL

The Discharge of Condition (DOC) 9 had been refused as follows:

“Arun District Council have decided to REFUSE details reserved by condition for the following reasons:

“You are seeking amendment to approved drawing 217/536/6a which formed part of planning permission EP/146/16/PL with substitute drawing 6c. This cannot be considered as a Discharge of Condition application since it formed part of the approved plans. Further for your information, I would advise that the alteration proposed would not be supported. The approved flint wall should be provided.”

179/18 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

On hold pending the outcome of Planning Application EP/11/18/HH.

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.

ENF/72/18 Alleged breach of condition
Tudor Lodge, 125a Sea Road, East Preston, BN16 1NX

On hold pending the outcome of Planning Application EP/24/18/DOC for the Construction Management Plan and EP/30/18/DOC for landscaping details.

180/18 PLANNING INSPECTORATE APPEALS

None

181/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

182/18 AREAS OF SPECIAL CHARACTER

Nothing to report. The Clerk and Mrs Vos will work together soon to try and produce an A3 map of the *Seafield Road (part), Palm Court Cottages, Seafield Road (part) – East Preston* Area of Special Character.

183/18 CORRESPONDENCE

The Clerk read an email received from the Ferring Conservation Group seeking support for objections to Planning Application FG/33/18/PL for “Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portacabin, new fencing, gates, CCTV, lighting & alterations to the

entrance. This application is a Departure from the Development Plan” at the former McIntyre Nursery on Littlehampton Road, Ferring. The committee AGREED it should support any objections submitted by Ferring Parish Council as this was contrary to the Ferring Neighbourhood Plan.

Arun District Council had confirmed places on its Town & Parish Council Briefing on the afternoon of 3rd May for Cllrs Linton and Moore and the Clerk.

184/18 NEW MATTERS FOR THE NEXT MEETING (26TH MARCH)

No suggestions.

The Meeting closed at 18:42.

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