



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 26<sup>th</sup> March 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

**MEMBERS** Councillors C Barber, G Mathias (Chairman) and S Toney

**PRESENT:**

**ALSO:** Clerk to the Council, Simon Cross

Councillor D Shah

Mrs S Vos, East Preston & Kingston Preservation Society

**ABSENT:** Councillors E Linton and D Moore

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The meeting commenced at 18:02. Cllr Shah attended the meeting as an observer.

**206/18 APOLOGIES AND REASONS FOR ABSENCE**

Apologies and reasons for absence had been received and accepted from Cllrs Linton (away) and Moore (unavailable).

**207/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

None.

**208/18 PUBLIC SESSION**

No members of the public were present.

**209/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:-

Observations by 5<sup>th</sup> April 2018

**EP/29/18/HH** Rooms in roof with hips to gables & front & rear extension  
Glenian, The Street, East Preston BN16 1HT

Mrs Vos said the East Preston & Kingston Preservation Society would be objecting to this Application as the proposed alterations would negatively transform this property, leaving it top-heavy. The alterations would not look part of the original property nor be subservient to it. The proposal will also affect the setting of a Listed Building as this property is directly opposite the entrance to Preston Hall. The proposal is contrary to

both the emerging Arun Local Plan and the East Preston Neighbourhood Plan.

No public representations had been made about this Application.

The committee AGREED to object to this Application on the same grounds as the Preservation Society.

#### Observations by 12<sup>th</sup> April 2018

**EP/26/18/HH** Loft conversion with two dormers, plus replacement conservatory roof  
5 The Plantation, East Preston BN16 1LD

Mrs Vos said the East Preston & Kingston Preservation Society would be objecting to this Application as the proposed alterations would negatively transform this property, creating an unbalanced pair of semi-detached properties. This proposal would also not look part of the original building and would also not be subservient to the original. The proposed side dormer was very out of proportion with the existing building. The proposal will be out-of-keeping with the streetscene which is little changed from when the road was first developed in about 1960.

No public representations had been made about this Application.

The committee AGREED to object to this Application on the same grounds as the Preservation Society.

#### **210/18** WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

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

#### **211/18** LICENSING APPLICATIONS

There were no licensing applications to consider.

#### **212/18** MINUTES OF THE MEETING HELD ON 12<sup>TH</sup> MARCH 2018

The draft Minutes had been circulated to all committee members on 14<sup>th</sup> March. No amendments had been suggested.

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

#### **213/18** MATTERS ARISING FROM PREVIOUS MEETINGS

**Minute 135/18 – Arun District Council (ADC) Planning Applications – EP/11/18/HH - 98 North Lane** – the Clerk circulated to the committee a new statement from the applicants’ agent had been received by ADC. The committee was concerned by the architect’s assertion, “The subject application is to treat the cabin as an extension to the existing bungalow, such that the occupants of the bungalow, may treat the cabin as a part of the bungalow, and enjoy the same rights in the cabin, as in the bungalow.” The Clerk reminded those present the Planning Compliance Officer had asked for a floorplan of the cabin to be provided by the applicants; a floorplan of the existing bungalow had now been provided, but there was still no evidence of a floorplan of the cabin. The Clerk also read to the meeting an email received from the applicants on 14<sup>th</sup> March. The committee AGREED unanimously a further letter should be sent to the ADC stating the committee’s increased concerns about this development further to the architect’s statement.

#### **214/18** RECENT DECISIONS

\* denotes Application against which the council raised objections

**EP/142/17/CLE** Certificate of Lawfulness for residential use...  
131A Sea Road, East Preston

Withdrawn

- EP/6/18/HH** Single storey front extension  
1 Woodbridge Park, East Preston  
Approved subject to Conditions (Delegated Powers)
- EP/12/18/DOC** Application for removal of details reserved by condition imposed under planning application EP/63/16/PL relating to condition No. 9 (Surface water drainage scheme) & 10 (SuDS System)  
Bradbury Hotel, Station Road, East Preston  
Approved (Delegated Powers)
- EP/34/18/DOC** Approval of details reserved by conditions imposed on planning reference EP/59/17/PL relating to condition no. 6 – materials  
Tudor Lodge, 125A Sea Road, East Preston  
Approved (Delegated Powers)

**215/18 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  
  
Planning Application EP/12/18/DOC to discharge these Conditions has been Approved, see above.
- 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. The Clerk will contact the Compliance Officer for an update.
- ENF/72/18** Alleged breach of condition  
**ENF/75/18** Alleged unauthorised work to property  
(both cases) 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.

**216/18 PLANNING INSPECTORATE APPEALS**

None

**217/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**218/18 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**219/18 CORRESPONDENCE**

None.

**220/18    NEW MATTERS FOR THE NEXT MEETING (10<sup>TH</sup> APRIL)**

The meeting will be held on a Tuesday morning owing to the affect of the Easter Bank Holiday Monday on the council's schedule of meetings.

*The Meeting closed at 18:36.*

Chairman: Cllr Glyn Mathias    Date: **23<sup>rd</sup> April 2018**