



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston.arun.gov.uk>

Email: eparishcouncil@btconnect.com

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 9th July 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors E Linton, G Mathias (Chairman), D Moore, S Toney and S Wilkinson

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

Six members of the public

ABSENT: Councillor C Bowman

The meeting opened at 18:00. Cllr Mathias welcomed everyone to the meeting and led the councillors and officers in a round of introductions.

498/18 APOLOGIES AND REASONS FOR ABSENCE

Apologies and a reason for absence were accepted from Cllr Bowman (unavailable).

499/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Linton and Mathias both declared a Personal Interest in Planning Application EP/58/18/HH as both also live on the Willowhayne private estate.

500/18 PUBLIC SESSION

██████████ spoke about Planning Application ██████████ which had been considered by the committee at its meeting on 25th June. ██████████ said he had already been in contact with the Clerk on this and had attended this meeting for two reasons. Firstly, as a resident of East Preston he wanted to express his disappointment this council had not advised him it would be considering his Application at its meeting on 25th June. He accepted the Clerk's argument there was no legal obligation for the council to advise him so, accepted the Clerk contacted applicants or their agents when time permitted and that the council had to look after the interests of 6,000 residents of which he and his family comprised four. He also accepted his agent had maybe failed by not explaining the process to him which would have enabled him to keep an eye on the council's Planning & Licensing Agendas on the council's website. Accepting all that, ██████████ felt there was still a responsibility on this council to inform Applicants personally of when an Application of theirs was going to be considered. There were financial implications for the council's actions which could have been avoided if ██████████ had known to attend the meeting. Secondly, ██████████ sought guidance on what was wrong with the proposed design for the roof of the proposed extension; he understood the extension itself was not being objected to. ██████████ agent had discussed the proposal with an Arun District Council (ADC) Planning Officer and had taken the information received into consideration when designing the extension. Cllr Mathias responded the committee was made up of amateurs and it was only the Planning Officer who could advise a better design for the roof if indeed it decided to agree

with this council's objection. On behalf of the East Preston & Kingston Preservation Society, Mrs Vos explained the problem was the overall massing and height of the proposed roof. [REDACTED] asked what weight the District Council placed on the Parish Council's comments to which Cllr Mathias responded it was very variable. ([REDACTED] left the meeting at this point.)

[REDACTED] provided some background to [REDACTED] Application for [REDACTED]. Additionally, [REDACTED] said he had been working in the area for many years and East Preston Parish Council was the first council to have ever invited him or his client to a planning meeting.

[REDACTED] explained the changes to the current iteration of his Application for [REDACTED]. These changes had been made in respond to public objections to the previous iteration. They were only being presented back to the Planning & Licensing Committee as the ADC Planning Officer was on long-term sick and the revised plans had been overlooked in the meantime.

501/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 19th July 2018

EP/87/18/HH First floor side extension
86 Roundstone Drive, East Preston, BN16 1ER

Mrs Vos said the East Preston & Kingston Preservation Society would not be raising objections to this Application.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

EP/89/18/HH Loft conversion & single storey rear extension
39 Hillview Crescent, East Preston, BN16 1RG

Mrs Vos advised the Preservation Society would be objecting to this Application as it would result in the only unattached bungalow in Hillview Crescent becoming a dominating unattractive box. This would be out-of-keeping with the street scene and was the sort of poor design for which the National Planning Policy Framework had policies in place.

No other public representations had been received.

The committee AGREED unanimously it would object to this Application for the same reasons.

Some concern was expressed it appeared work had started on the proposal. The Clerk would flag this concern to the Planning Officer and to a Planning Compliance Officer.

EP/90/18/HH Side conservatory
Sun Ray, 50 Sea Road, East Preston, BN16 1JP

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

No other public representations had been received.

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

Observations by 26th July 2018

EP/58/18/HH Front/rear extensions, raising height of existing roof to create first floor & boundary wall & electric gate to front of site. This application also lies within the parish of Rustington
Re-advertisement due to amended plans
The Price of Peace, 45 Angmering Lane, Rustington, BN16 2TA

Mrs Vos advised the Preservation Society had no objections to this Application.

The Clerk confirmed all public representations on this Application were from before the revised plans had been submitted.

The committee AGREED unanimously it had no objections to this Application.

EP/92/18/HH Demolition of a single storey section at rear of house, demolition of a shed in rear garden & erection of a two storey rear extension
14 Somerset Road, East Preston, BN16 1BZ

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

No other public representations had been received.

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

([REDACTED] all left the meeting at the conclusion of this item.)

502/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

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

503/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

504/18 MINUTES OF THE MEETING HELD ON 25TH JUNE 2018

The committee AGREED the Minutes could be signed as a true record of the meeting held on 25th June. This action was duly completed by the Chairman.

505/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was raised.

506/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/30/18/DOC Approval of details reserved by conditions imposed under EP/59/17/PL relating to Condition No. 7 - landscaping
Tudor Lodge, 125A Sea Road, East Preston
Approved (Delegated)

EP/61/18/HH Single storey rear extension
41 Roundstone Crescent, East Preston
Approved subject to Conditions (Delegated)

EP/65/18/HH Cover existing rendering with cladding...
Samlin, 14 Tamarisk Way, East Preston
Approved subject to Condition (Delegated)

EP/68/18/HH Single storey porch to front
21 Michel Grove, East Preston
Approved subject to Condition (Delegated)

507/18 COMPLIANCE MATTERS

- ENF/72/18** Alleged breach of condition
ENF/75/18 Alleged unauthorised work to property
 Tudor Lodge, 125a Sea Road, East Preston, BN16 1NX
- On hold pending the outcome of Planning Applications EP/24/18/DOC (Approved) and EP/30/18/DOC (Approved)
- These cases could now be considered closed.
- ENF/110/18** Alleged unauthorised non compliance with approved plans
 3 The Street, East Preston, BN16 1JJ
- ENF/119/18** Alleged unauthorised non compliance with approved plans
 9 Nursery Close, East Preston, BN16 1QD
- Planning Application EP/93/18/PL had been submitted “for variation of condition 2 imposed under EP/145/17/HH to change drawing number of plan drawing to reflect rebuilding of section of wall rather than retention.” (email from ADC dated 3rd July)
- ENF/153/18** Alleged unauthorised breach of condition
 131a Sea Road, East Preston, BN16 1PD
- On hold pending a revised Planning Application to make this property legally residential
- ENF/167/18** Alleged unauthorised building works
 29 Orchard Road, East Preston, BN16 1RB
- tbc** tbc (alleged building too close to Sea Road on the western elevation)
 Tudor Lodge, 125A Sea Road, East Preston, BN16 1NX
- Planning Compliance Officer has visited and found there to be no breach of Planning Permission. Reporter has been informed. This case can be closed.
- ENF/227/18** Alleged unauthorised out-building
 14 Sea Lane, East Preston, BN16 1NG
- Planning Compliance Officer hoped to visit within next few weeks.

508/18 **PLANNING INSPECTORATE APPEALS**

- 3195910** 1 No. dwelling with associated car parking, dropped kerb access & planting
 20 Lashmar Road, East Preston
 “An appeal against the non determination of the above application by Arun District council, has been made to the Secretary of State.” (email from ADC dated 5th July)
- The Clerk explained the background to this case and said he had asked ADC for any reasons why the Application had not been determined – no response.
- The closing date for written comments was 7th August. This committee would be asked at its next meeting whether or not it wanted to add further written comments or withdraw its already-submitted objections.

509/18 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

The Clerk reported he had heard from Martyn White, ADC’s Conservation Officer. Martyn had confirmed he was back on Conservation matters three days a week. He had offered to visit the village to catch up on outstanding matters. This meeting was likely to be on a Tuesday and the Clerk would advise committee members and Mrs Vos of the date once known in case they wish to meet Martyn too.

510/18 **AREAS OF SPECIAL CHARACTER**

In light of the above news and the demolition of Tudor Lodge, Mrs Vos agreed to have a look at the draft revised document for the *Seafield Road (part), Palm Court Cottages and South Strand (part) Area of Special Character*.

511/18 CORRESPONDENCE

None.

512/18 NEW MATTERS FOR THE NEXT MEETING (23RD JULY)

Nothing was raised.

The Meeting closed at 18:38.

Chairman: *Ellr Glyn Mathias* Date: **23rd July 2018**