



# EAST PRESTON PARISH COUNCIL

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

Tel: 01903 770050

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

Email: [epparishcouncil@btconnect.com](mailto:epparishcouncil@btconnect.com)

## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 23<sup>rd</sup> July 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

**PRESENT:**

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

Three members of the public

---

The meeting opened at 18:02. Cllr Mathias welcomed everyone to the meeting and led the councillors and officers in a round of introductions.

### **531/18 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

The Clerk had received apologies from Mrs Vos of the East Preston & Kingston Preservation Society. Mr David Sawers had provided comments on behalf of the Society.

### **532/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Interests were declared.

### **533/18 PUBLIC SESSION**

As all three members of the public were there regarding a single Application, it was agreed they could speak during the next Agenda Item.

### **534/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 2<sup>nd</sup> August 2018

**EP/93/18/PL** 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  
9 Nursery Close, East Preston, BN16 1QD

██████████ provided background information to the Application, supported by ██████████  
and ██████████.

The Clerk confirmed the Preservation Society had no objections to this Application.

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

**EP/94/18/HH** Single storey rear extension  
107 Roundstone Drive, East Preston, BN16 1EN

The Clerk confirmed the Preservation Society had no objections to this Application.

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

Observations by 9<sup>th</sup> August 2018

**None**

#### **535/18 WEST SUSSEX COUNTY COUNCIL (WSSC) PLANNING APPLICATIONS**

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

#### **536/18 LICENSING APPLICATIONS**

There were no licensing applications to consider.

#### **537/18 MINUTES OF THE MEETING HELD ON 9<sup>TH</sup> JULY 2018**

The draft Minutes had been circulated to all councillors on 10<sup>th</sup> July.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 9<sup>th</sup> July. This action was duly completed by the Chairman.

#### **538/18 MATTERS ARISING FROM PREVIOUS MEETINGS**

The Clerk said he had noticed recently a few Applications where the Decision By date was either the same as the Comments By date or, in at least one case, the day before the Comments By date. On one Application, the Preservation Society had submitted its comments on the last Comments By date but these did not seem to have been taken into consideration and the Application was decided the following day.

Before he knew this had happened to the Preservation Society, the Clerk had contacted Neil Crowther, ADC Group Head of Planning, sending him screenshots of two examples. The Clerk had received no response, but the Application which had a Decision By date of the day before the Comments By date had been changed for the Decision By date to be the day after the Comments By date – this was the Application which the Preservation Society had mentioned.

██████████ said it had been explained to him ADC was having trouble processing Applications at the moment and this meant some consultation periods were extending beyond the legal date by which a decision had to be made. ADC was tackling some of these scenarios by asking applicants to agree to an extension of time for the decision to be made within.

#### **537/18 RECENT DECISIONS**

\* denotes Application against which the council raised objections

**EP/8/18/NMA** Application for a non-material amendment following a grant of planning permission  
EP/139/16/HH relating to the front door & window above  
17 Seaview Avenue, East Preston

Refused (Delegated)

The reason for refusal was:

“The reason that they have not been accepted as Non-Material Amendments is because it is considered that the proposals would result in changes to the external details that would materially alter the appearance of the building

from that previously granted. Also it is noted that the removal of the glazing and addition of a window at first floor level along with the proposed alterations to the gallery landing would lead to window(s) that are introduced that could potentially permit overlooking of other properties. It is then considered that these amendments would warrant re-consultation of neighbours.

“In this case It is considered that that it would be inappropriate to deal with the, aforementioned, changes as a Non-Material Amendment and they cannot therefore be considered under section 96A of the Town and Country Planning Act 1990.”

**EP/70/18/HH \*** Erection of 1.82m brick wall to replace existing hedge...  
Preston House, Seafield Road, East Preston

Approved subject to Conditions (Delegated)

There was some disappointment expressed ADC had appeared to support this council's objections to EP/70/18/HH but had then given Planning Permission anyway.

### **538/18 COMPLIANCE MATTERS**

**ENF/110/18** Alleged unauthorised non compliance with approved plans  
3 The Street, East Preston, BN16 1JJ

**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

**ENF/227/18** Alleged unauthorised out-building  
14 Sea Lane, East Preston, BN16 1NG

Planning Compliance Officer hoped to visit within next few weeks.

**no number given** Alleged unauthorised building works  
39 Hillview Crescent, East Preston

Planning Compliance Officer called and advised erecting scaffolding was not a breach. Removal of the roof does not mean the householders are trying to make the property larger so would not constitute a breach. (telephone conversation on 11<sup>th</sup> July)

### **539/18 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 5<sup>th</sup> 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 7<sup>th</sup> August. This committee AGREED unanimously as this was a non-determination appeal there was no need to send in additional written comments.

### **540/18 CONSIDERATION OF LOCAL WILDLIFE**

The following paper had been circulated in advance of the meeting:

# **Wildlife**

Cllr Linton to introduce this item:

“Hedgehogs are rapidly declining in this area and part of this must be due to the enormous amount of new build we are experiencing on the South coast. There is something we can do about it and I would be grateful if this planning committee would start the process by agreeing to submit the following to Arun District Council.

“I would like to propose to Arun District Council that all new Planning Applications brought before the planning committee, the planting of native hedging where possible instead of walls or fences, and that new built solid walls or fences, whether in private gardens, business premises or housing developments specifically incorporate wildlife tunnels to help promote wildlife corridors, and particularly to help hedgehog populations.

“I hope this is ok as it has already been successful in Alsager Town Council where it was put forward to Cheshire East Council to implement.”

Cllr Linton proposed this council asked ADC to consider a similar policy of insisting boundary walls included wildlife tunnels or native hedging planted instead of walls. The committee AGREED unanimously.

## **540/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

The Clerk suggested the provision of wildlife tunnels and such like could be something the council looked at when it carried out a review of the Neighbourhood Plan.

## **541/18 AREAS OF SPECIAL CHARACTER**

No update from the last meeting, the Clerk was waiting for Martyn White to propose a meeting date.

## **542/18 CORRESPONDENCE**

Further to the comments made by a resident at the last committee meeting, the committee had a longer discussion about whether or not the council should be contacting all applicants or agents to advise when Planning Applications were expected to be heard by the committee. The committee thanked the Clerk for doing this when he could but accepted his efforts depending upon workload and ease of contact methodology per applicant. The committee also accepted there was no legal, or even moral, obligation on this council to contact applicants.

██████████ explained how not being invited to the committee’s meeting could have been detrimental to a previous Planning Application of theirs although in the end it had not proven so. There was a suggestion something should be included in the standard letter ADC sends to applicants advising them their Planning Application has been verified. That letter could include a suggestion for applicants either to contact the relevant town or parish council or keep an eye on that council’s website. The committee AGREED unanimously it should be suggested to ADC it include an additional standard paragraph in its standard letter to applicants or their agents. Some committee members also felt more agents and architects could explain the process to their clients.

## **543/18 NEW MATTERS FOR THE NEXT MEETING (23<sup>RD</sup> JULY)**

Nothing was raised.

*The Meeting closed at 18:34.*

Chairman: *Cllr Glyn Mathias* Date: **13<sup>th</sup> August 2018**