



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 13<sup>th</sup> August 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

**ALSO:** Clerk to the Council, Simon Cross  
Mrs Vos, East Preston & Kingston Preservation Society

**ABSENT:** Councillor D Moore

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The meeting opened at 18:03. Cllr Mathias welcomed everyone to the meeting.

### **575/18 APOLOGIES AND REASONS FOR ABSENCE**

An apology and a reason for absence were received from Cllr Moore (holiday).

### **576/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Interests were declared.

### **577/18 PUBLIC SESSION**

No members of the public were present.

### **578/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 16<sup>th</sup> August 2018

**None**

Observations by 23<sup>rd</sup> August 2018

**None**

Observations by 31<sup>st</sup> August 2018

**None**

Observations by 7<sup>th</sup> September 2018

**EP/100/18/PL** Conservatory to rear elevation  
6 Langmeads Close, East Preston BN16 3FF

Mrs Vos advised the Preservation Society would not be raising any objections to this Application. Mrs Vos also believed the Friends of Langmeads would not be raising any objections either.

No other public representations had been received.

The committee AGREED unanimously not to object to this Application.

For initial comment

**EP/89/18/HH  
revised plans** Loft conversion & single storey rear extension  
39 Hillview Crescent, East Preston

The Clerk explained the applicants' agent had asked the committee to consider revised plans for the above property ahead of a full re-application being received from ADC. The agent and the applicants had been invited to attend the meeting.

Mrs Vos said she thought only one of the many properties included in a statement from the applicants' agent was actually in view of the application site.

The committee AGREED the revised plans did not go far enough in addressing the concerns the council had and the concerns raised in ADC's rejection of the proposal (see Minute 583/18 below).

**579/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

The committee considered the following Planning Application:

Observations by 16<sup>th</sup> August 2018

**WSCC/036/18/EP** Extension of tarmac hard play area  
East Preston Infants School, Lashmar Road, East Preston, BN16 1EZ

Mrs Vos said the Preservation Society had no objections to this proposal.

The committee AGREED unanimously it had no objections to this proposal either.

**580/18 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**581/18 MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> JULY 2018**

The draft Minutes had been circulated to all councillors on 25<sup>th</sup> July.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 23<sup>rd</sup> July. This action was duly completed by the Chairman.

**582/18 MATTERS ARISING FROM PREVIOUS MEETINGS**

The Clerk and Cllr Linton had received further information from Alsager Town Council about wildlife tunnels and such like. Alsager Town Council had resolved formally all new Planning Applications brought before it should specifically incorporate "wildlife tunnels" to help promote wildlife corridors, and particularly to help hedgehog populations, within Alsager. The committee AGREED unanimously to put a similar resolution to Full Council in September.

Cllr Linton said she had raised this same issue to District Cllr Terry Chapman who felt there was something similar already in the Local Plan and he would attempt to report back to September's Full Council meeting too.

## 583/18 RECENT DECISIONS

\* denotes Application against which the council raised objections

**EP/58/18/HH** Front/rear extensions...  
The Price of Peace, 45 Angmering Lane, Rustington  
Approved subject to Conditions (Delegated)

**EP/83/18/HH \*** Replacement side extension  
61 Roundstone Crescent, East Preston  
Approved subject to Conditions (Delegated)

**EP/87/18/HH** First floor side extension  
86 Roundstone Drive, East Preston  
Approved subject to Conditions (Delegated)

**EP/89/18/HH \*** Loft conversion & single storey rear extension  
39 Hillview Crescent, East Preston  
Refused (Delegated)

The reason for refusal was:

“The hip to gable extension and proposed front dormer due its siting, scale and design will have an unacceptable incongruous impact on the host property and unacceptable negative impact on the uniform character and appearance of the area in conflict with Policy D DM1 and D DM4 of the Arun District Council Local Plan, policies 1 and 3 of the East Preston Neighbourhood Plan and the National Planning Policy Framework.”

**EP/92/18/HH** Demolition of a single storey section at rear of house...  
14 Somerset Road, East Preston  
Approved subject to Conditions (Delegated)

## 584/18 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

Case closed by Planning Compliance Officer: “My investigation into this matter is now complete. As a result, it is my opinion that planning permission is not required from this Planning Authority for this development, as it is permitted by the Town & Country Planning (General Permitted Development) Order 2015. In the circumstances, there is no further action I can take in respect of this matter and my file will be closed.” (letter dated 30<sup>th</sup> July, received by email on 10<sup>th</sup> August)

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

Case closed by Planning Compliance Officer: “My investigation into this matter is now complete. As a result, it is my opinion that planning permission is not required from this Planning Authority for this development, as it is permitted by the Town & Country Planning (General Permitted Development) Order 2015. In the circumstances, there is no

further action I can take in respect of this matter and my file will be closed.” (letter dated 3rd July, received by email on 25th July)

**585/18 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 advised no Decision Date had been shown on the Planning Inspectorate website when he last looked.

**586/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**587/18 AREAS OF SPECIAL CHARACTER**

The Clerk stated he had been offered a 14:00 meeting with Martyn White on Tuesday, 18<sup>th</sup> September. Cllr Bowman and Mrs Vos said they would attend.

**588/18 CORRESPONDENCE – DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT (SCI) CONSULTATION**

Prior to the meeting the Clerk had circulated an email received on 19<sup>th</sup> July from Neil Crowther, ADC Group Head of Planning. The committee was disappointed the 41-page consultation document did not seem to include an executive summary giving some idea of what changes had been made. No member of the committee volunteered to read and comment upon the document on behalf of the council.

**589/18 CORRESPONDENCE – FINAL DRAFT METHODOLOGY FOR THE NSS DPD AND NEIGHBOURHOOD PLANS**

Prior to the meeting the Clerk had circulated an email received on 26<sup>th</sup> July from Kevin Owen, ADC Planning Policy Team Leader. The committee felt there were town and parish councils more greatly affected by the content of the email and the associated document than this council and it was better to let those councils have their say. Mrs Vos said the council would need to bear the methodology in mind when it came to review the Neighbourhood Plan.

**590/18 NEW MATTERS FOR THE NEXT MEETING (28<sup>TH</sup> AUGUST)**

ADC Planning Peer Review.

*The Meeting closed at 18:31.*

Chairman: *Cllr Glyn Mathias* Date: **28<sup>th</sup> August 2018**