



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 23rd April 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors C Barber, G Mathias (Chairman), D Moore, D Shah and S Toney

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor E Linton

The meeting commenced at 18:00. Cllr Shah attended the meeting as a substitute with full voting rights.

276/18 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence had been received and accepted from Cllr Linton (away).

277/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

278/18 PUBLIC SESSION

No members of the public were present.

Ms Lottie Kemp had sent her apologies for being unable to attend in support of her Planning Application, EP/43/18/A.

279/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 26th April 2018

None

Observations by 3rd May 2018

EP/40/18/T Removal of two lower branches to the west side of 1 No Quercus Ilex Walnut Tree Cottage, Preston Hall, The Street, East Preston, BN16 1HU

Mrs Vos stated the East Preston and Kingston Preservation Society would not be raising

any objections to this Application.

The Clerk read a letter from the Applicant, Mr Fry, explaining the background to the Application. No other public representations had been received either directly or at Arun District Council.

The committee AGREED unanimously to agree with the recommendations of the ADC arboriculturist in this matter.

EP/43/18/A External illumination to 1 No. existing shop front fascia sign
Grub and gumption, 126 Sea Road, East Preston, BN16 1NN

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

No public representations had been received about this Application.

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

EP/44/18/HH Hip to gable loft conversion
2 Hillview Crescent, East Preston, BN16 1RD

Mrs Vos advised the Preservation Society would again be objecting to this Application as the changes made in this iteration do not address the reasons for refusal of Planning Permission EP/113/17/HH and EP/150/17/HH. Mrs Vos advised the applicant had submitted a Permitted Development application, EP/41/18/PDH and the Preservation Society would also be commented on that Application as it possibly went against Permitted Development rights as the height of the extension was possibly higher than the ridge of the original building.

No public representations had been received about this Application.

The committee AGREED unanimously it would object to this Application and also comment upon EP/41/18/PDH for the reasons given above.

Observations by 10th May 2018

None

280/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

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

281/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

282/18 MINUTES OF THE MEETING HELD ON 26TH MARCH 2018

The draft Minutes had been circulated to all committee members on 16th April. No amendments had been suggested.

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

283/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 209/18 – Arun District Council (ADC) Planning Applications – EP/29/18/HH - Glenian, The Street – the Clerk advised the meeting he had written to Juan Baeza, Senior Planning Officer, expressing the committee’s concern there had been no reference to the proximity of Preston Hall on this Application whereas there had been on EP/14/18/HH for Fernlynton, which is further away from Preston Hall – was this information supplied by the applicant/agent or added by the Planning Officer. Mr Baeza had replied, “I understand the point your making. However, the applications go to officers with the description put on at registration stage. With hindsight for consistency sake both descriptions should have flagged up

that they may have an impact on the setting of a LB. However, I can confirm that whilst not explicitly stating it under its description EP/29/18/HH has had regard to the setting of the Listed Building and has been taken into account when formulating the officer report.”

Minute 498/17 – Arun District Council (ADC) Planning Applications – EP/59/17/PL - Tudor Lodge, Sea Road – the Clerk reported he had met a resident who lives adjacent to the site and who complimented the developers on the way in which the house had been demolished. The Clerk had agreed to pass this compliment on to the developers.

Minute 825/17 – Arun District Council (ADC) Planning Applications – EP/142/17/CLE - 131A Sea Road – the Clerk said there had been no further correspondence since the withdrawal of this Application. The committee AGREED a compliance case should be raised about this property having been lived in contrary to Condition 4 on the original Planning Permission, EP/139/03, “The building shall be used as a boat store/sail loft in connection with the Caravan Park, Sea Road, East Preston only and for no other purpose.”

284/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/11/18/HH	Erect Cabin in rear garden 98 North Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/13/18/HH	Single storey front & rear extensions 59 Sea Lane, East Preston	Approved subject to Conditions (Delegated Powers)
EP/15/18/A	Various illuminated & non-illuminated advertisements... The Tudor Tavern, 138-140 Sea Road, East Preston	Approved (Delegated Powers)
EP/24/18/DOC	Approval of details reserved by condition imposed under EP/59/17/PL relating to condition 3-Construction Management Plan Tudor Lodge, 125A Sea Road, East Preston	Approved (Delegated Powers)
EP/47/18/NMA	Application for a non-material amendment following a grant of planning permission EP/96/17/HH relating to addition of small barn end details to each end of roof 115 North Lane, East Preston	Approved (Delegated Powers)
K/2/18/HH	Side & rear second storey extension. This application also lies within the parish of East Preston 42 Golden Avenue, Kingston	Approved subject to Conditions (Delegated Powers)

285/18 COMPLIANCE MATTERS

ENF/405/17	Alleged unauthorised building works 98 North Lane, East Preston	Planning Application EP/11/18/HH has been granted Planning Permission
ENF/16/18	Alleged unauthorised non compliance with approved drawings 3 The Street, East Preston, BN16 1JJ	No evidence of a breach – case closed
ENF/72/18 ENF/75/18	Alleged breach of condition Alleged unauthorised work to property Tudor Lodge, 125a Sea Road, East Preston, BN16 1NX	On hold pending the outcome of Planning Application EP/30/18/DOC; Planning Application EP/24/18/DOC has been approved for the Construction Management Plan

ENF/96/18 Alleged unauthorised building works
66 Vermont Drive, East Preston

ENF/110/18 Alleged unauthorised non compliance with approved plans
3 The Street, East Preston, BN161 JJ

This case refers to the external wall on the western side of the site

ENF/119/18 Alleged unauthorised non compliance with approved plans
9 Nursery Close, East Preston, BN16 1QD

The Clerk explained this case referred to the construction of the garage on the western side of the site, alleged to be much closer to the boundary than it should be

286/18 PLANNING INSPECTORATE APPEALS

None

287/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

The committee NOTED an email received from Donna Moles, Senior Planning Officer, Directorate of Place, Planning Policy, ADC. This had been received on 10th April and advised the Local Plan Inspector's final report was now anticipated for July.

The committee AGREED the Clerk should ask Mrs Moles for any update on how local buildings can be included in the Arun Local List of Heritage Assets as per Proposal 2 of the EPNP.

288/18 AREAS OF SPECIAL CHARACTER

Nothing to report.

289/18 CORRESPONDENCE

On the morning of the meeting the Clerk had circulated an email from the Sussex branch of the Campaign for the Protection of Rural England (CPRE). This email had called for councils to take part in the consultation on changes to the National Planning Policy Framework (NPPF) which seemed to suggest Neighbourhood Plans became less relevant after two years of being made unless a review and further referendum took place. The CPRE was suggesting this period should be no less than five years. Mrs Vos said she had not read the relevant part of the consultation document in quite the same way as the CPRE but agreed comment should be made. The committee AGREED a suitable comment should be made in response to the consultation.

290/18 NEW MATTERS FOR THE NEXT MEETING (8TH MAY)

The meeting will be held on a Tuesday morning because of the Bank Holiday Monday.

The Meeting closed at 18:25.

Chairman: *Clr Glyn Mathias* Date: **8th May 2018**