



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Tuesday, 29<sup>th</sup> May 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

Mrs S Vos, East Preston & Kingston Preservation Society

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The meeting opened at 18:00. Following the Annual Meeting of the Council on 14<sup>th</sup> May, the membership of this committee was Cllrs Bowman, Mathias, Moore and Wilkinson. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

**345/18 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2018/19**

Cllr Mathias was appointed unopposed.

**346/18 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2018/19**

Cllr Linton was appointed.

**347/18 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

**348/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Bowman, Linton and Mathias all declared a Personal Interest as all live on the Willowhayne private estate – each of the Applications to be considered at the meeting were also on the Willowhayne private estate.

**349/18 PUBLIC SESSION**

No members of the public were present.

**350/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

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

None

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

None

Observations by 14<sup>th</sup> June 2018

**EP/62/18/HH** First floor extensions, 3 No. Juliette balconies to rear elevation & roof alterations  
3 Michel Grove, East Preston, BN16 2SU

Mrs Vos said the Preservation Society would be objecting only to the materials selected for this proposal. The Society felt the resulting property would be too starkly monochrome, not in keeping with nearby properties and therefore contrary to §4.12 of the East Preston Neighbourhood Plan.

The committee AGREED unanimously to object on the same grounds as the Preservation Society. The committee did not support a proposal to object also on the grounds of poor design.

**EP/67/18/HH** Single storey rear extension  
10 The Ridings, East Preston, BN16 2TN

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

The committee AGREED unanimously not to object to this Application.

**EP/68/18/HH** Single storey porch to front  
21 Michel Grove, East Preston, BN16 2SX

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

The committee AGREED unanimously not to object to this Application.

**351/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

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

**352/18 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**353/18 MINUTES OF THE MEETING HELD ON 8<sup>TH</sup> MAY 2018**

The draft Minutes had been circulated to all committee members on 9<sup>th</sup> May. No amendments had been suggested.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 8<sup>th</sup> May. This action was duly completed by the Chairman.

**354/18 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 293/18 – Arun District Council (ADC) Planning Applications – EP/52/18/PL - Scorton, Lime Tree Close** – the Clerk confirmed Mr Marmont had provided height measurements as agreed at the meeting and these had been forwarded to [REDACTED].

**Minute 300/18 – Compliance Matters – Tudor Lodge, South Strand** – the Clerk had circulated the Construction Management Plan to committee members on 9<sup>th</sup> May.

**355/18 RECENT DECISIONS**

\* denotes Application against which the council raised objections

<b>EP/2/18/WS</b>	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for relocation of MUGA (multi use games area) to western boundary East Preston County Junior School, Lashmar Road, East Preston	No Objection (Delegated Powers)
<b>EP/14/18/HH</b>	Single storey front extension... Fernlytton, The Street, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/26/18/HH</b>	Loft conversion... 5 The Plantation, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/41/18/PDH</b>	Notification under extended permitted development rights for a single storey rear extension... 2 Hillview Crescent, East Preston	Prior Approval Not Required (Delegated Powers)
<b>EP/43/18/A</b>	External illumination to 1 No. existing shop front... <i>Grub and gumption</i> , 126 Sea Road, East Preston	Approved subject to Conditions (Delegated Powers)
<b>EP/44/18/HH *</b>	Hip to gable loft conversion 2 Hillview Crescent, East Preston	Refused (Delegated Powers)
	The reason given for refusal was:	
	The proposed development, comprising of a roof extension, by virtue of its unsympathetic design, significant size and prominent location is considered to have an unacceptable discordant and incongruous impact upon the character and appearance of the host dwelling as well as that of the immediate locality contrary to policies GEN7 and DEV19 of the Arun District Local Plan, Policies 1 and 3 of the East Preston Neighbourhood Plan, and guidance in the National Planning Policy Framework.	
<b>EP/48/18/PDH</b>	Notification under extended permitted development rights for a single storey rear extension... 21 Copse View, East Preston	No Objection (Delegated Powers)
<b>EP/69/18/DOC</b>	Approval of details reserved by Conditions imposed under EP/59/17/PL relating to Condition 3 – Construction Management Plan [Revised] Tudor Lodge, 125A Sea Road, East Preston	Approved (Delegated Powers)

### 356/18 COMPLIANCE MATTERS

<b>ENF/72/18</b>	Alleged breach of condition
<b>ENF/75/18</b>	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
<b>ENF/96/18</b>	Alleged unauthorised building works 66 Vermont Drive, East Preston
	Owner “advised to submit a planning application for consideration”
<b>ENF/110/18</b>	Alleged unauthorised non compliance with approved plans

3 The Street, East Preston, BN161 JJ

**ENF/117/18** Alleged unauthorised breach of condition 3 discharged under EP/24/18/DOC  
Tudor Lodge, 125A Sea Road, East Preston, BN16 1NX  
  
On hold pending the outcome of Planning Application EP/69/18/DOC (Approved)

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

**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

### **357/18 PLANNING INSPECTORATE APPEALS**

None

### **358/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

On behalf of Mr Sawers, Chairman of the Preservation Society, Mrs Vos asked if the committee would agree to the Clerk contacting Martyn White for an update on the Local Listing of Heritage Assets as per Proposal 2 of the Neighbourhood Plan now Mr White was working full-time as a Compliance Officer again. The committee AGREED the Clerk could.

### **359/18 AREAS OF SPECIAL CHARACTER**

As in the Minute above, the Clerk contacting Mr White would also cover the requirement for an A3 map of the Seafield Road (part), Palm Court Cottages and South Strand (part) Area of Special Character.

### **360/18 CORRESPONDENCE**

The Clerk referred to the Arun Planning Peer Review which was taking place between 6<sup>th</sup> and 8<sup>th</sup> June. Information on this had already been circulated to committee members. This council was unable to be represented at the town and parish council session on 7<sup>th</sup> June as it clashed with the council's own Come and Meet Your Local Councillors event. Councillors agreed they wanted to have a say and were asked to agree a time at which some of them could get together to agree the points they wished to raise.

The Clerk read from an email received inviting the council to send a representative to a briefing about Arun Local Plan – Non-Strategic Sites Development Plan Document. The meeting was currently scheduled for 10:30 on Friday, 15<sup>th</sup> June at the Civic Centre in Littlehampton. Cllr Mathias said he would go if he could.

At the last meeting, the Clerk had been asked to contact a resident of [REDACTED] who had invited councillors to see for themselves the impact a development in Beechlands Close was having, thanking him for the invite but turning it down whilst the matter was subject to legal action. The resident had replied, "Simon, I knew that my invitation would be turned down. Perhaps they would like to take a walk along [REDACTED] instead of a more personal visit ! So far the East Preston parish council has been of little or no use with regard to this matter so I cannot see a reason to contact you for help that isn't forthcoming."

The Clerk also read from an email received from a resident of [REDACTED], referring to an article he had included in an email to residents, advising how they could keep informed of local Planning Applications. "In answer to the subject of planning permission in the recent newsletter dated 2nd May I must say that I believe that the comments were uncalled for and not very supportive to the concerned residents who expressed their concerns regarding the extension at 11 Beechlands Close. If Arun District Council no longer send letters regarding nearby planning applications then I believe they have a moral obligation to post more yellow notices around the vicinity of the proposed planning application. One notice in Beechlands Close is not sufficient to notify all neighbours what is proposed, especially as most people would not be passing by in a "close". That is possibly why Arun District Council only did put one notice up so that not many people would see it to object. Extra notices should have been put up on the lamp post outside my property and in [REDACTED], as all these properties would be called "neighbours". I believe East Preston Parish Council should express this to Arun District Council for the future. As to reading the local newspaper or going on the Arun website - that is absurd. Do you think people have the time to look at these day by day wondering if any planning proposal would be near them, when Arun

covers a large area. It's ridiculous. Households here pay enough Council Tax in what was once a pleasant looking village for the Council to do the right thing and put up more yellow notices around any area where there is an application for planning.”

The committee did not agree the Clerk’s article had been uncalled for or unsupportive.

**361/18    NEW MATTERS FOR THE NEXT MEETING (11<sup>TH</sup> JUNE)**

Nothing was raised.

*The Meeting closed at 18:40.*

Chairman: *Cllr Glyn Mathias*    Date: **25<sup>th</sup> June 2018**