



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Tuesday, 8<sup>th</sup> May 2018 at Council Office, 122 Sea Road, East Preston at 10:00hrs

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

**PRESENT:**

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

Seven members of the public

**ABSENT:** Councillor C Bowman

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The meeting commenced at 10:00. Cllr Mathias led a round of introductions of those present.

### **291/18 APOLOGIES AND REASONS FOR ABSENCE**

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

Apologies had also been received from East Preston & Kingston Preservation Society representatives, Mr David Sawers and Mrs Sioned Vos.

### **292/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllr Moore declared a Personal Interest in Planning Application EP/52/18/PL and advised he would neither comment nor vote upon the Application as he knows the applicant.

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.

### **293/18 PUBLIC SESSION**

██████████ gave the background to Planning Application EP/52/18/PL and talked the committee through some of the drawings. ██████████ arrived during this and then made comments and posed questions about the proposal. It was agreed ██████████ would provide the Clerk with accurate height measurements for the building fronting The Street and the Clerk would pass these on to the ██████████.

### **294/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 24<sup>th</sup> May 2018

**EP/52/18/PL** Demolition of existing dwelling and the erection of 7 No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping Scorton, 9 Lime Tree Close, East Preston, BN16 1JA

The Clerk reported the East Preston & Kingston Preservation Society had informed him it would not be raising any objections to this proposal.

The committee AGREED it would object to this Application on the grounds of overdevelopment of the site and the height of the buildings on the eastern side of the plot being above the two storeys considered acceptable in section 4.14 of the made East Preston Neighbourhood Plan.

CIlr Moore, as stated in Minute 292/18 above, having a Personal Interest in this Application, neither spoke on nor voted on this Application.

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

**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  
The Price of Peace, 45 Angmering Lane, Rustington

Messrs Nash gave the background to Mr S Nash's Application and talked the committee through some of the drawings.

The Clerk reported the East Preston & Kingston Preservation Society had informed him it would not be raising any objections to this proposal.

No other public representations had been made to this council.

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

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

#### Observations by 17<sup>th</sup> May 2018

**EP/42/18/HH** Proposed new two storey side extension and single storey rear extension with associated landscaping works  
Mariners, South Strand, East Preston

The Clerk reported the East Preston & Kingston Preservation Society had informed him it would not be raising any objections to this proposal.

No other public representations had been made to this council.

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

**EP/51/18/HH** Single storey rear extension  
34 Roundstone Crescent, East Preston, BN16 1DG

The Clerk reported the East Preston & Kingston Preservation Society had informed him it would not be raising any objections to this proposal.

No other public representations had been made to this council.

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

#### **295/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

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

#### **296/18 LICENSING APPLICATIONS**

There were no licensing applications to consider.

### **297/18 MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> APRIL 2018**

The draft Minutes had been circulated to all committee members on 25<sup>th</sup> April. No amendments had been suggested.

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

### **298/18 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 498/17 – Arun District Council (ADC) Planning Applications – EP/59/17/PL - Tudor Lodge, Sea Road** – at the last meeting, 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 and did this on 24<sup>th</sup> April. Sarah Hufford of Rocco Homes had replied, “Thank you Simon, that is good to hear and I will definitely pass it on to our contractors.”

**Minute 209/18 – Arun District Council (ADC) Planning Applications – EP/29/18/HH - Glenian, The Street** – Cllr Mathias said he was still concerned it was up to the applicant to say in the short description box of the Planning Application form whether or not their Application affected a Listed Building. Should this not be part of the validation process before an Application is put out for comment?

### **299/18 RECENT DECISIONS**

\* denotes Application against which the council raised objections

<b>EP/17/18/PL</b>	Erection of combined toilet block & storage room... East Preston Football Club, Lashmar Road, East Preston Approved subject to Conditions (Delegated Powers)
<b>EP/27/18/PDH</b>	Notification under permitted development rights for a proposed single storey flat roof extension... 51 Hillview Crescent, East Preston Prior Approval Not Required (Delegated Powers)
<b>EP/29/18/HH *</b>	Rooms in roof with hips to gables & front & rear extension Glenian, The Street, East Preston Approved subject to Conditions (Delegated Powers)

The Chairman asked the Clerk to circulate the Planning Officer’s report on EP/29/18/HH to committee members so they could confirm what mention was made in the report concerning the proximity of the Application to the Listed Building, Preston Hall.

### **300/18 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
<b>ENF/110/18</b>	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
<b>ENF/117/18</b>	Alleged unauthorised breach of condition 3 discharged under EP/24/18/DOC

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

This case refers to the location of the garage on the western side of the site

The committee asked the Clerk if he could obtain a copy of the Construction Management Plan for Tudor Lodge, South Strand, EP/24/18/DOC.

**301/18 PLANNING INSPECTORATE APPEALS**

None

**302/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**303/18 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**304/18 CORRESPONDENCE**

The Clerk reported he had been contacted by three residents of Vermont Way and one of Vermont Drive all concerned about the extension works taking place at 11 Beechlands Close under Planning Permission EP/45/17/HH. All felt aggrieved they had not been contacted directly by ADC when there had been the opportunity to object to the proposals. The Clerk had explained how ADC met its legal obligations with regards to advertising Planning Applications and that it had not written to individual neighbours for a long time. This had not mollified all of the complainants, two of whom had advised the Clerk they were taking legal advice. One complainant had invited the committee to visit his property to see the impact the extension will have upon his property. The committee AGREED unanimously no such visit should take place whilst the complainant was pursuing legal action against ADC. The Clerk made available to committee members a single copy of the correspondence received from the main complainant.

**305/18 NEW MATTERS FOR THE NEXT MEETING (29<sup>TH</sup> MAY)**

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

*The Meeting closed at 11:27.*

Chairman: *Cllr Glyn Mathias* Date: **29<sup>th</sup> May 2018**