



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 8th October 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor D Moore

The meeting opened at 18:00. Cllr Mathias welcomed everyone to the meeting.

740/18 APOLOGIES AND REASONS FOR ABSENCE

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

741/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Willowhayne private estate, Cllrs Barber, Linton and Mathias all declared a Personal Interest in Planning Application EP/129/18/HH. They would exercise their prerogative to comment and vote upon this Application.

742/18 PUBLIC SESSION

No members of the public were present.

743/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Application:

Observations by 18th October 2018

EP/127/18/HH Vehicular access over pavement & aggregate driveway to front of property
81 Sea Road, East Preston, BN16 1LN

Mrs Vos said she believed the Preservation Society would be concerned at the lack of a proper Application for the removal of any part of the flint wall at the front of this property. Mrs Vos wondered whether the Conservation Officer at ADC might be asked to review this Application.

There had been no other public representations about this Application.

The Clerk advised he had contacted West Sussex County Council (WSSC) to ask if it was aware of this request. The local Highways Officer had replied WSSC was aware and was likely to oppose the crossover because it would be directly into a layby.

The committee AGREED unanimously to object to this Planning Application for the loss of probably original wall at the front of the property, the lack of any details with the Planning Application, the loss of the use of part of a layby and loss of general public parking in a prime location within the village.

EP/129/18/HH Single storey wrap around extension under flat roof & loft conversion with side dormer
42 The Roystons, East Preston, BN16 2TS

Mrs Vos said she expected the Preservation Society to lodge objections to this Application as the upward extension of the side extension took it above the eaves height, the result was poorly designed and the hip to gable conversion would be very visible from the bend in The Roystons immediately south of the property. The proposed dormer was very bulky and overbearing and contrary to Policy 3 of the made East Preston Neighbourhood Plan.

There had been no other public representations about this Application.

The committee AGREED unanimously to object to this Application for the reasons put forward by the Preservation Society.

Observations by 25th October 2018

EP/135/18/PL Variation of condition imposed under EP/139/16/HH relating to approved front
elevation plans
17 Seaview Avenue, East Preston, BN16 1PP

Mrs Vos thought the Preservation Society would not object to this Application although the lack of a stated roof colour was of concern.

There had been no other public representations about this Application.

Cllr Wilkinson advised the Angmering-on-Sea Estate Residents' Association would not be objecting.

The committee AGREED unanimously not to object to this Application. It asked the Clerk to submit a comment expressing a similar concern to the choice of roofing material.

744/18 WEST SUSSEX COUNTY COUNCIL (WSSC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

745/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

746/18 MINUTES OF THE MEETING HELD ON 24TH SEPTEMBER 2018

The draft Minutes had been circulated to all councillors on 29th August.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 25th September. No amendments had been suggested. This action was duly completed by the Chairman.

747/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 673/18 – Planning Inspectorate Appeals – 20, Lashmar Road – unclear as to what would happen next with this Planning Application, EP/148/17/PL, as the appeal had been on non-determination within the appropriate timescales, the Clerk had contacted the Senior Planning Officer. Mr Baeza replied, “The Inspectors decision is the decision. He has dismissed the appeal and in doing so has refused permission.” Committee members agreed that had not been clear from the Inspector’s report.

748/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/55/18/CLP	Lawful development certificate for a proposed single storey rear extension 4 The Roystons, East Preston	Planning Permission not required (Delegated)
EP/104/18/CLP	Lawful development certificate for a proposed garden room in rear garden 3 Selborne Way, East Preston	Planning Permission not required (Delegated)
EP/134/18/DOC	Approval of details reserved by condition imposed on planning permission EP/59/17/PL relating to condition no. 6 - materials Tudor Lodge, 125A Sea Road, East Preston	Approved (Delegated)

749/18 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	“This is a courtesy update to advise that the submission of a planning application is currently pending the completion of a flood risk assessment. Once this is completed & submitted I will contact you again.” (letter dated 26th July)
No number	Query over whether Change of Use Application needed Property in Worthing Road	

The Clerk also reported he had visited 39 Hillview Crescent and could see no signs of building work taking place. The presence of scaffolding was not sufficient reason, at this stage, to raise a compliance case.

750/18 PLANNING INSPECTORATE APPEALS

None

751/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

The Clerk advised the committee the council had received an email from Neil Homer, who had worked with this council, and others on the preparation of the Neighbourhood Plan. Mr Homer was now trading as **oneill homer** and was offering to help local councils with understanding what ADC required of them currently. Mrs Vos took away a copy of Mr Homer’s email to discuss with the Chairman of the Preservation Society. The committee would consider this further at its next meeting.

752/18 AREAS OF SPECIAL CHARACTER

Mrs Vos was waiting to receive Martyn White’s comments on the draft document he had been provided with.

753/18 CORRESPONDENCE – ADC PLANNING

The Clerk advised the council had that morning received an email from Donna Moles, Senior Planning Officer, entitled *Re: Call for sites Gypsy and Traveller and Travelling Showpeople*. The letter asked councils to identify “any land which you would like to put forward as potential land for a Gypsy and Traveller or Travelling Showpeople site.” The committee AGREED the Clerk could respond this council had no such land available.

754/18 NEW MATTERS FOR THE NEXT MEETING (22ND OCTOBER)

Nothing was suggested.

The Meeting closed at 18:32.

Chairman: *Councillor Elizabeth Linton* Date: **22nd October 2018**