



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 22nd October 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors P Gander, E Linton (Chairman), S Toney and S Wilkinson

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Four members of the public

ABSENT: Councillors C Bowman, G Mathias and D Moore

The meeting opened at 18:00. In the absence of Cllr Mathias, Cllr Linton took the chair. Cllr Gander attended the meeting as a substitute. Cllr Linton welcomed everyone to the meeting and asked everyone to introduce themselves.

773/18 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received from Cllrs Bowman (away), Mathias (away) and Moore (bereavement).

An apology has also been received from Mrs Vos representing the East Preston & Kingston Preservation Society.

774/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As a resident of and board member of the Angmering-on-Sea private estate, Cllr Wilkinson declared a Personal Interest in Planning Application EP/136/18/HH. He would exercise his prerogative to comment and vote upon this Application.

775/18 PUBLIC SESSION

██████████ questioned the status of Planning Application, EP/96/18/DOC, which had been for “approval of details reserved by condition imposed under planning permission EP/59/17/PL (Appeal no. APP/C3810/W/17/3183667) relating to condition No. 9 (Surface Water drainage works) & 10 (Sustainable drainage scheme)”. Cllr Wilkinson answered this Planning Application had been refused Planning Permission and now further iteration of this proposal had yet been submitted. ██████████ was concerned this proposal would affect the sewage disposal for Palm Court Cottages. Cllr Wilkinson and ██████████ reassured Mrs Donald this Application had only been about the removal of surface water, i.e. rain.

Referring to Planning Application EP/136/18/PL, ██████████ said it was almost impossible to tell what difference was being proposed from the plans submitted. The description of the Planning Application referred to a floor plan but there appeared to be no changes to the floor plan of the proposed properties, only to the parking arrangements. The wider the angle of the mouth to the site, the greater the imposition onto the lane in front of Palm Court Cottages, increasing the proximity of vehicle movements to those properties and reducing the parking available to those properties.

Lorries servicing the construction works have been able to access the site across the old “triangle” of land at the eastern end of the site without any encroachment on to the lane in front of Palm Court Cottages.

776/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Application:

Observations by 1st November 2018

None

Observations by 8th November 2018

EP/136/18/PL Variation of condition 2 imposed under EP/59/17/PL relating to approved plans concerning updated site plan & ground floor plan
Tudor Lodge, 125A Sea Road, East Preston, BN16 1NX

Mr Sawers had emailed the Clerk to advise the East Preston & Kingston Preservation Society would not be commenting upon this Application.

Two letters of objection had been submitted to Arun District Council.

The committee AGREED it would raise objections to this proposal on the grounds of loss of privacy and loss of parking facility for residents of Palm Court Cottages. The committee AGREED it did not understand why vehicles visiting the new properties needed to access via the lane in front of Palm Court Cottages when construction vehicles, all presumably larger, had managed to access the site without using the lane.

The four members of the public left the meeting at the conclusion of this item.

777/18 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

778/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

779/18 MINUTES OF THE MEETING HELD ON 8TH OCTOBER 2018

The draft Minutes had been circulated to all councillors on 10th October. In response, Cllr Toney had emailed the Minutes were all ok.

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

780/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 743/18 – ADC Planning Applications – EP/135/18/PL – 17 Seaview Avenue – the Clerk reported he had been visited by a resident on the day of the meeting saying he had only just found out about this Planning Application and wanted to object. The Clerk explained how he could do so. The Clerk also explained this committee had already considered the Planning Application and had agreed not to object and would not be re-discussing the current version of the Application.

Minute 753/18 – Correspondence – ADC Planning – the Clerk had replied to Donna Moles, ADC Senior Planning Officer, on 9th October confirming this committee felt there was no suitable land available in East Preston for a Gypsy and Traveller and Travelling Showpeople site. Mrs Moles had replied, “Thank you to the Planning & Licensing Committee for your consideration.”

781/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/148/17/PL *	1 No. dwelling... 20, Lashmar Road, East Preston	Refused (Planning Inspectorate)
EP/100/18/PL	Conservatory to rear elevation 6 Langmeads Close, East Preston	Approved subject to Conditions (Delegated)
EP/111/18/PL	Remodel the existing dwelling into 4 No. self contained units 56 St Marys Drive, East Preston	Refused (Delegated)
	The reason given for refusal was: “Having regard to the limited size of the property, its conversion into 4 units of accommodation would give rise to an over-development of the site and an unsatisfactory environment for the occupiers in conflict with policies DDM1 and DDM2 of the Arun Local Plan and policy 1 of East Preston Neighbourhood Plan.”	
EP/112/18/DOC	Approval of details reserved [...] under EP/59/17/PL [...] landscape scheme Tudor Lodge, 125A Sea Road, East Preston	Approved (Delegated)
EP/117/18/DOC	Approval of details reserved [...] under EP/103/16/HH [...] landscaping Hascombe, 33 Tamarisk Way, East Preston	Approved (Delegated)
EP/118/18/WS	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for extension of tarmac hard playarea East Preston Infant School, Lashmar Road, East Preston	Withdrawn (Delegated)
EP/121/18/HH	Single storey rear extension 11 The Plantation, East Preston	Approved subject to Conditions (Delegated)
EP/140/18/NMA	Non-material amendment following the grant of EP/146/15/PL for Plot 1- install a ASHP to rear elevation; Plot 2- install a ASHP to left hand side elevation Slaters Cottage, 3 The Street, East Preston	Approved (Delegated)
FG/33/18/PL *	Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portable building, new fencing, gates, CCTV, lighting & alterations to the entrance. This application is a Departure from the Development Plan. Land at former McIntyre Nursery, Littlehampton Road, Ferring	Approved subject to Conditions (Development Control Committee)

The committee questioned the withdrawal of Planning Application EP/118/18/WS. The Clerk had already questioned this both with the ADC Planning Officer, Anita Gardner, and the WSCC Planner, Sam Dumbrell. The latter responded first, saying, “The application has not been withdrawn. Planning permission was granted by WSCC last month.” Anita replied a day later, “The application was withdrawn since County had already determined the application without our response. There seemed little point in allowing the application to run when our response could not be considered prior to determination.”

With reference to the Ferring Application, the Clerk mentioned there was an Application in to extend The Bluebird Café, FG/159/18/PL, and he expected Ferring Parish Council to seek this council’s support in objecting to it. The committee had no problem with this.

782/18 COMPLIANCE MATTERS

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

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)

ENF/355/18 Alleged unauthorised Business
7 Worthing Road, East Preston, BN16 1AT

The Clerk had received a call from the Planning Compliance Officer asking whether or not he could confirmed the above premises were actually being used as a business. The Clerk had only been able to say the notice he had been shown in the window of the previous premises had stated the new premises would be operational from early October.

The above Planning Compliance Officer had also suggested it was usually better to call in a query to the Planning Compliance team before raising a case.

The Clerk had done this following concerns raised by residents close to Tudor Lodge about the height of the new building. The Planning Compliance Officer replied she had been on site the previous day and had not seen anything to give her cause for concern. Members of the public wanting to raise compliance cases really needed to provide something concrete to be investigated rather than just a gut feeling.

783/18 PLANNING INSPECTORATE APPEALS

None

784/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Further to the discussion of an email from Neil Homer at the last meeting, Mrs Vos had shown the email to Mr Sawers, Chairman of the East Preston & Kingston Preservation Society. He had replied to the Clerk, “We think Neil Homer would provide some useful expertise for updating the Neighbourhood Plan. The main task will be eliminating loopholes and he should be able to help draft tighter policies. However It is the PC that will have to find the money to pay him, so it is a question of what the PC can afford – or get in grants”.

Mr Homer himself had contacted the Clerk again, “Sorry for the delay in getting back to you, but I wanted to see the ADC report on Tuesday, to have some idea of what they’re up to! I’m not sure I’m that I’m much the wiser, but it seems as though the implications for the likes of your Parish are not as stark as they are for other places. And of course, you don’t have the opportunities to plan for greenfield development in the normal way. In which case, unless you receive some specific advice from ADC encouraging you to review the NP, or you’ve seen it struggle to have the effect you wanted it to have, or you anticipate brownfield land coming forward for redevelopment, then I suggest you leave it as it is. I wouldn’t want the PC to waste its time, and we’re not desperate for the work! I’m having to keep an eye on it for the other clients, so if I think it need to change this advice, I’ll let you know.”

The committee AGREED there was no rush to discuss this when so few committee members were present.

785/18 AREAS OF SPECIAL CHARACTER

As far as the Clerk knew, Mrs Vos was still waiting to receive Martyn White’s comments on the draft document he had been provided with.

786/18 CORRESPONDENCE – ADC PLANNING

None.

787/18 NEW MATTERS FOR THE NEXT MEETING (12TH NOVEMBER)

Nothing was suggested.

The Meeting closed at 18:45.

Chairman: Cllr Glyn Mathias Date: **12th November 2018**