



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 12th November 2018 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS PRESENT: Councillors P Gander, E Linton, G Mathias (Chairman), D Moore, S Toney and S Wilkinson

ALSO: Book-keeper to the Council, Tracy Khoo

Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor C Bowman

The meeting opened at 18:00. As the Clerk was on leave, the council's book-keeper, Mrs Khoo, deputised for this meeting.

821/18 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received from Cllr Bowman (away).

822/18 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As a resident of the Angmering-on-Sea private estate, Cllr Moore declared a Personal Interest in Planning Application EP/154/18/HH (Mariners House, South Strand). He would exercise his prerogative to comment and vote upon this Application.

As residents of the Willowhayne private estate, Cllrs Mathias and Linton declared a Personal Interest in Planning Applications EP/138/18/HH (5 Tamarisk Way) and EP/146/18/HH (37 The Ridings).

823/18 PUBLIC SESSION

No members of the public were present.

824/18 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Application:

Observations by 15th November 2018

EP/138/18/HH Construction of garage to west elevation (amendment to previous approval EP/159/16/HH)
Tamarisk House, 5 Tamarisk Way, East Preston, BN16 2TF

Mrs Vos said the East Preston & Kingston Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED unanimously not to raise any objections to this Application.

EP/146/18/HH Two storey rear extension and extension to drive
37 The Ridings, East Preston, BN16 2TW

Mrs Vos said the Preservation Society would probably object to this Application on the grounds the building will double in size, will be overbearing to neighbouring properties to the south, was in a very visible location within the road, surrounded mainly by single-storey bungalows.

No other public representations had been received.

The committee considered this Application with the aid of an online aerial view.

The committee AGREED not to raise any objections to this Application, four votes to one.

Observations by 22nd November 2018

None

Observations by 29th November 2018

EP/139/18/HH Porch to front elevation with wc
143 Roundstone Drive, East Preston, BN16 1EN

Mrs Vos said the East Preston & Kingston Preservation Society would not be objecting to this Application.

No other public representations had been received.

The committee AGREED unanimously not to raise any objections to this Application.

EP/154/18/HH Front entrance porch extension
Mariners House, 16 South Strand, East Preston, BN16 1NY

Cllr Wilkinson declared a Personal Interest in this Application as a member of the Angmering-on-Sea Estate Residents' Association (AoSERA) and resident of the estate.

Mrs Vos said the East Preston & Kingston Preservation Society would not be objecting to this Application.

A letter of objection had been submitted by AoSERA.

The committee AGREED unanimously to object to this Application. The committee was concerned about the impact the increased porch size would have in pushing parked vehicles further out into the road, hindering pedestrians and mobility scooter users, and also it was not necessarily an attractive design.

Mrs Vos asked if the committee was aware of EP/147/18/DOC for 60, Vermont Drive. This "non-advertised" Application was for materials, and the Preservation Society would be objecting as it did not believe the proposed materials tied in with the existing.

Mrs Vos also expressed the Society's concerns about EP/145/18/CLP for a rear dormer on 2, Veronica Close. The plans for the dormer were not visible on the ADC website and the Clerk had taken this up with ADC. Mrs Vos queried why this Application was for a Lawful Development Certificate for a rear dormer when she believed there was no rear garden. The proposed development would be very intrusive when seen from Appletrees as there was nothing between the back of this property and Appletrees.

There were no Planning Applications to consider.

826/18 LICENSING APPLICATIONS

There were no licensing applications to consider.

827/18 MINUTES OF THE MEETING HELD ON 22ND OCTOBER 2018

The draft Minutes had been circulated to all councillors on 23rd October. In response, Cllr Toney had emailed the Minutes were all in order.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 22nd October. This action was duly completed by the Chairman.

828/18 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 776/18 – ADC Planning Applications – EP/136/18/PL – Tudor Lodge, Sea Road – as reported to Full Council last week, a resident of Palm Court Cottages had called into the Council Office to thank the committee for its support of her and her neighbours' concerns about this Application.

Minute 781/18 – Recent Decisions – Ferring Parish Council had decided not to object to the extension of the Bluebird Café, therefore this council need take no further action.

829/18 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/94/18/HH Single storey rear extension
107 Roundstone Drive, East Preston
Approved subject to Conditions (Delegated Powers)

EP/135/18/PL Variation of condition imposed under EP/139/16/HH relating to approved front
elevation plans
17 Seaview Avenue, East Preston
Approved subject to Conditions (Delegated Powers)

830/18 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.

831/18 PLANNING INSPECTORATE APPEALS

None

832/18 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Cllr Linton said there was no rush to update immediately.

833/18 AREAS OF SPECIAL CHARACTER

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

834/18 CORRESPONDENCE – ADC PLANNING

Cllr Toney noted the Planning Application for 39 Hillview Crescent and for 81 Sea Road had both been approved contrary to objections raised by the Parish Council. Correspondence on the latter Application suggested the applicant was trying to be helpful.

835/18 NEW MATTERS FOR THE NEXT MEETING (26TH NOVEMBER)

Nothing was suggested.

The Meeting closed at 18:35.

Chairman: *Cllr Elizabeth Linton* Date: **26th November 2018**
Cllr Elizabeth Linton