



EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston.arun.gov.uk>

Email: epparishcouncil@btconnect.com

PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 14th January 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS Councillors B Gale, G Mathias (Chairman), S Toney, and S Wilkinson

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Four members of the public; one agent

ABSENT: Councillors C Bowman, E Linton and D Moore

The meeting opened at 18:00. Cllr Gale attended as a substitute.

026/19 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received from Cllrs Bowman, Linton and Moore.

An apology had also been received from Mr Sawers and Mrs Vos of the East Preston & Kingston Preservation Society. Mr Sawers had submitted written comments on behalf of the society.

027/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

028/19 PUBLIC SESSION

The meeting AGREED those members of the public present could speak when the relevant Application was under discussion.

029/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 18th January 2019

None

Observations by 31st January 2019

EP/179/18/PL Demolition of existing house & erection of 3x 3 bedroom houses together with landscaping, car parking and fencing
Gladwyn, The Street, East Preston, BN16 1HT

██████████ gave the background to this Planning Application and took the opportunity to answer some of the points raised in public objections already made to Arun District Council.

██████████ explained his concerns about the limited parking available within the proposed development and how this would lead to an increase in on-street parking which would cause problems both for traffic using The Street and for residents adjacent to and across the road from the development site.

The Preservation Society's commentary was as follows: "The Society will object to this application. This application is unsatisfactory technically: the plans contain little information and seem erroneous. They imply, for example, that the ceiling heights are only six feet. The height of the houses is therefore understated by at least one metre. Can the Council ask Arun to tell the applicant to produce realistic plans? As the plans stand, the dormers at the front are too big, and would dominate the façade. They should be reduced in size so that they meet the Neighbourhood Plan requirement of being small enough to be subservient to the appearance of the roof as a whole."

The Clerk confirmed two objections had been received by Arun District Council to date.

The committee AGREED unanimously to support the concerns of both the Preservation Society and the objectors.

(██████████ left the meeting at this point.)

EP/180/18/PL

Change of use of boat store & sail loft (Sui Generis) to a single residential dwelling (C3 - Dwellinghouse) & part change of use of former dinghy pen to caravan site (Sui Generis)
The Boathouse, 131A Sea Road & Coastal Caravan Park Sea Road East Preston BN16 1PD

On behalf of the Applicant, ██████████ explained the background to the Application and answered questions raised by committee members.

The Preservation Society had no comments to make on this Application. The Clerk confirmed no objections had been lodged with ADC.

The committee understood there had been no change to invalidate the original Condition 4 applied to Planning Permission EP/139/03, "The building shall be used as a boat store/sail loft in connection with the Caravan Park, Sea Road, East Preston only and for not other purpose." If the building is no longer needed as a boat store or sail loft an alternative, similarly non-residential use should be found or the building demolished. The committee was also concerned of the impact of the balcony on the southern elevation on the occupants of the caravan site.

The committee was divided on the matter, but AGREED to raise objections to this Application as the property is not needed as a dwelling in this particular location and the additional caravan pitches could lead to traffic management problems at the southern end of Sea Road.

(██████████ left the meeting at this point.)

EP/185/18/PL

Demolition of existing buildings & erection of 3 No. dwellings with associated parking, alterations to existing access & relocation of staircase to flats (resubmission following EP/7/18/PL)
Land rear of Beechlands Cottages Beechlands Close East Preston BN16 1JT

██████████ expressed his concerns about this Application. These included the proximity of the proposed houses to his boundary, the loss of parking for local shop-keepers who will be forced to park in Sea Road reducing the parking available for customers, the difficulty for delivery drivers using the new route to the back of the shops, the safety aspect of those shops having outward-opening rear doors which could now be blocked by delivery lorries, the safety issue of the flat tenants' fire escape relocating to one end of the terrace from the middle.

The Preservation Society's comments were: "The Society objected to the two previous applications on this site and will object again. The new houses are placed further north in this proposal than in the earlier applications, so they are now a more acceptable distance from Beechlands Cottages. But they are nearer 125 North Lane - only 14 metres, according to the Design and Access Statement – so the amenities of that house would be compromised. There is no change to the effects on access to the rear of the shops and parking for the shopkeepers, and access to 125 North Lane. There is already a comment on this subject from the landlord."

The landlord referred to in the above comment is only landlord for part of the Sea Road shops and flats affected. There is a separate landlord for the other properties.

No other public representations had been received about this Application.

The committee reviewed its objections to Planning Application, EP/7/18/PL, which had been for only two properties. The committee AGREED unanimously to object as most of the comments for EP/7/18/PL still applied to this Application.

([REDACTED] left the meeting at this point.)

EP/182/18/PL 1 No. end of terrace house together with associated car parking, new vehicular access, garden shed & planting (resubmission following EP/148/17/PL)
20 Lashmar Road, East Preston, BN16 1EY

The Preservation Society had no objections to this Application, "but the developer or Arun should contact Southern Water, because there is a sewer pipe under the site which may prevent its development."

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application but to express concern at the possible devaluing of Nos. 19 and 20 Lashmar Road which would now be part of a terrace rather than semi-detached properties. The committee also asked the Clerk to pass on to ADC the Preservation Society's comment about the sewer pipe.

030/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

031/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

032/19 MINUTES OF THE MEETING HELD ON 28TH DECEMBER 2018

The draft Minutes had been circulated to all councillors on 28th December.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 28th December. This action was duly completed by Cllr Mathias.

033/19 MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising.

034/19 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/129/18/HH * Single storey wrap around extension...

	42 The Roystons, East Preston	Approved subject to Conditions (Delegated)
EP/139/18/HH	Porch to front elevation with wc 143 Roundstone Drive, East Preston	Approved subject to Conditions (Delegated)
EP/146/18/HH	Two storey rear extension and extension to drive 37 The Ridings, East Preston	Approved subject to Conditions (Delegated)
EP/147/18/DOC	Approval of details reserved by condition [...] EP/69/17/PL [...] schedule of materials and finishes... 60 Vermont Drive, East Preston	Approved (Delegated)
EP/153/18/HH	Single storey rear extension & 1 No rooflight on north elevation 5 Worthing Road, East Preston	Approved subject to Conditions (Delegated)
EP/155/18/HH	Single storey rear extension... 36 Warren Crescent, East Preston	Approved subject to Conditions (Delegated)
EP/157/18/HH	Single storey side / rear extension 103 Roundstone Drive, East Preston	Approved subject to Conditions (Delegated)
EP/181/18/DOC	Approval of details reserved by condition imposed under ref EP/136/18/PL relating to condition no 4 turning of vehicles	Approved (Delegated)

035/19 **COMPLIANCE MATTERS**

ENF/153/18 Alleged unauthorised breach of condition
131a Sea Road, East Preston, BN16 1PD

“I refer to our previous correspondence and can now advise you that I have received a planning application for – Change of use of boat store & sail loft (Sui Generis) to a single residential dwelling (C3 – Dwellinghouse) & part change of use of the former dinghy pen to caravan site (Sui Generis). The new planning application reference is EP/180/18/PL.” (letter dated 24th December)

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

The Clerk advised the meeting he had heard, on the grapevine, the owner of the alleged business had received an initial contact from ADC.

036/19 **PLANNING INSPECTORATE APPEALS**

3214864 Demolition of existing dwelling & the erection of 7No. residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping Scorton, 9 Lime Tree Close, 9 Lime Tree Close, East Preston

The Clerk reported no decision date had been posted on the Planning Inspectorate website as of the morning of the meeting.

037/19 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

038/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

039/19 CORRESPONDENCE

None.

040/19 NEW MATTERS FOR THE NEXT MEETING (28TH JANUARY)

WSSC Parking Calculator - SC

The Meeting closed at 19:15.

Chairman: *Clr Glyn Mathias* Date: **28th January 2019**