



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 28th January 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

PRESENT:

ALSO: Clerk to the Council, Simon Cross

One member of the public

ABSENT: Councillors C Bowman and D Moore

The meeting opened at 18:00.

074/19 APOLOGIES AND REASONS FOR ABSENCE

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

075/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Willowhayne private estate, Cllrs Mathias and Linton declared a Personal Interest in Planning Applications EP/183/18/HH, EP/186/18/HH and EP/187/18/HH as each of these is also on the Willowhayne estate. Both councillors would exercise their right to speak on and vote on these applications.

076/19 PUBLIC SESSION

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

The Clerk reported he had received no comments from the East Preston & Kingston Preservation Society nor the public on any of this evening's Applications.

077/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 7th February 2019

EP/183/18/HH Two storey side extension to include a double garage, single storey rear extension, single storey front extension and altered vehicle access to the property
11 Michel Grove, East Preston, BN16 2SX

██████████ explained the background to his Application.

There were concerns raised about the proximity of the extension to the western boundary as the gap is only about 620mm or 2'. The applicant agreed his westerly neighbour had now voiced his concern over this. The committee was concerned the narrow gap could affect the streetscene, making the two houses appear as one. Concerns were also expressed about the proposed height of the front boundary wall because nearby walls were not 2m high. [REDACTED] said he would discuss both these matters with his architect to see if there were any possible changes.

The committee AGREED (not unanimously) not to object to this Application.

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

EP/186/18/HH Two storey side extension, rear extension and front extension including demolition of existing conservatory and alterations to fenestration
1 Tamarisk Way, East Preston, BN16 2TF

The committee AGREED unanimously it was unable to comment upon this Application as there were no external measurements given for the proposed elevations. The committee was therefore unable to judge whether or not the proposed property would be taller than the existing.

The Clerk was asked to inform ADC this council was seeking those external measurements and would be unable to comment further upon this Application until after its meeting on 11th February.

EP/187/18/HH Single storey rear extension. Dormer extension to east roof slope
69 The Ridings, East Preston, BN16 2TW

After some concern about a dormer possibly overlooking a neighbour, the committee AGREED unanimously not to object to this Application.

Observations by 14th February 2019

EP/1/19/HH Proposed single-storey rear extension, two-storey side extension, porch to front including demolition of existing outbuilding
1 Lashmar Road, East Preston, BN16 1ES

The committee AGREED unanimously not to object to this Application. However, the committee did suggest the ground-floor window of the side extension may look better with a decorative roof over it, matching in with the existing building.

078/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

079/19 WSCC PARKING CALCULATOR

The Clerk referred to the WSCC Supplementary Planning Guidance document, Revised County Parking Standards and Transport Contributions Methodology, November 2003, updated September 2010, downloaded from the WSCC website on the day of the meeting.

Within the background (introduction) to the document, paragraph 1.3 said, "National planning guidance requires that local authorities review their parking standards with a view to reducing the level of parking permitted at new developments." Appendix A of the document included tables of the parking provision that should be made for different sorts of development. There are three lines within the first table of the Appendix listing the standard for residential properties, but these are all crossed through. The Clerk said he had written to County Cllr Elkins to question where the replacement parking standards for residential developments could be found as applicants were still referring to WSCC parking standards. As part of his email to Cllr Elkins, the Clerk had questioned the validity of the parking standards as the country's economic situation has changed in the past fifteen years, and properties which then may have had only two cars now possibly had four cars. In many places within East Preston the streets cannot handle additional on-street parking when insufficient parking has been provided by the developer. The committee SUPPORTED the Clerk's action and would also raise this matter at Full Council on 4th February.

080/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

081/19 MINUTES OF THE MEETING HELD ON 14TH JANUARY 2019

The draft Minutes had been circulated to all councillors on 18th January.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 14th January. This action was duly completed by Cllr Mathias.

082/19 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 029/19 – Planning Application EP/179/18/PL – Gladwyn, The Street – the Clerk reported he had liaised between the applicant and the Preservation Society to get a clearer understanding of how the proposed dormers were not deemed subservient to the main roof by the Chairman of the Preservation Society. His response, “They should be set back at least a metre from the gutter so that there is a significant width of tiles between the gutter and the windows.” Was passed on to the applicant, who in turn passed it on to her architect. The Clerk had received an email from the applicant on the afternoon of the meeting, “Just to let you know that [my architect] has now submitted revised Plans providing for 3 parking bays, each for 2 cars so that there are now six parking spaces. He has also provided for smaller dormer windows.”

083/19 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/168/18/HH Single storey rear extension...
18 Normandy Drive, East Preston
Approved subject to Conditions (Delegated)

EP/171/18/CLP Lawful development certificate for a proposed single storey conservatory extension...
8 Seaview Avenue, East Preston
Withdrawn

EP/178/18/CLP Lawful development certificate for the proposed removal of existing exterior asbestos cladding, roof tiles & internal ceiling panels, replacement with cedar cladding, slate to roof tiles & plasterboard ceilings
Garden House, rear of 8 Sea Road, East Preston
Approved subject to Conditions (Delegated)

084/19 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)

The Clerk reported several letters in support of this Application had been received by ADC on the day of the meeting.

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

The Clerk had no further update on this case.

085/19 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, East Preston

The Clerk reported no decision date had been posted on the Planning Inspectorate website as of the morning of the meeting. All final comments should have been received by 3rd January.

086/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

087/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

088/19 CORRESPONDENCE

The Clerk read from an email the council had received from Martyn White on 21st January, entitled *Town and Parish Council Proforma – For Review*. This included a half-completed proforma document for the council to complete. The Clerk had already forwarded a copy to Mrs Vos for her comments and would forward the document to committee members for their comments too. If any comments could be returned to the Clerk by 4th February for his consolidation, that would be much appreciated.

089/19 NEW MATTERS FOR THE NEXT MEETING (11TH FEBRUARY)

Nothing was raised.

The Meeting closed at 18:49.

Chairman: *Councillor Glyn Mathias* Date: **11th February 2019**