



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 11th February 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

PRESENT:

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor S Wilkinson

The meeting opened at 18:00.

132/19 APOLOGIES AND REASONS FOR ABSENCE

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

133/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

134/19 PUBLIC SESSION

No members of the public were present.

Mrs Vos said the Preservation Society would not be objecting to any of the Applications under consideration at this meeting.

135/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 21st February 2019

EP/6/19/PL Alterations to & change of use from existing dwelling to garden room. This application affects the setting of a listed building
6 Sea Road, East Preston, BN16 1JP

Mrs Vos said the Preservation Society may be raising a concern about the introduction of solar panels so close to the Listed Building, Old Box Trees at 8, Sea Road.

The committee AGREED unanimously not to object to this Application but to raise the

same concern about the proximity of the proposed solar panels to Old Box Trees too.

EP/2/19/T Crown lift 3m all aspects, crown lift 6m on east aspect & back to boundary fence, selective & careful reduction of branches above 6m on east aspect by no more than 1m to 1 No. Silver Maple tree
Scorton, 9 Lime Tree Close, East Preston, BN16 1JA

The committee, whilst concerned at the loss of 3m of tree, AGREED unanimously to accept the view of the ADC arboriculturist on this Application.

Observations by 28th February 2019

EP/8/19/T Crown reduction 2-3m and Crown thin 20% to 1 No. Maple tree
Scorton, 9 Lime Tree Close, East Preston, BN16 1JA

The committee AGREED unanimously to accept the view of the ADC arboriculturist on this Application too.

EP/3/19/HH Retention of rear conservatory
15 Hillview Crescent, East Preston, BN16 1RD

The committee noted this Application was the result of a Planning Compliance enforcement case. The committee AGREED unanimously not to object to this Application.

136/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

137/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

138/19 MINUTES OF THE MEETING HELD ON 28TH JANUARY 2019

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

139/19 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 077/19 – Planning Application EP/183/18/HH – 11 Michel Grove – Cllr Mathias asked Mrs Vos whether the Preservation Society would have objected to this Application. Mrs Vos replied it may have been concerned about the proposed front boundary wall but the look of that section of the Willowhayne estate had already changed greatly over recent years. The Clerk had already asked Mr Sawers for any Preservation Society comments on this Application, and had received nothing.

Minute 079/19 – WSCC Parking Calculator – the Clerk reported he had an outstanding message to telephone Jamie at WSCC to discuss this council's concerns with the WSCC Parking Calculator further.

140/19 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/167/18/HH Single storey rear extension...
Forge House, The Street, East Preston

Approved subject to Conditions (Delegated)

EP/174/18/HH Single storey front/rear extension...
27 Myrtle Grove, East Preston

EP/177/18/HH Part two storey part single storey side extension...
35 North Lane, East Preston,

Approved subject to Conditions (Delegated)

141/19 **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 2018)

The Clerk reported there was no update since ADC received several letters in support of this Application on 28th January.

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

The Clerk reported the following update:

“I refer to your complaint regarding a possible breach of planning control at the above address.

“I can inform you that an investigation into the alleged contravention has not revealed any evidence that there has been a breach of planning control in this case. For business activities undertaken from home to require planning permission the evidence needs to demonstrate that a change of use of the premises (i.e. house) away from their principle residential use has taken place.

“The level/nature of activities is not such that a material change of use away from residential use has taken place and therefore no breach of planning control is taking place.” (letter dated 1st February)

The committee admitted confusion as to any difference between this case and the similar situation at 34 Roundstone Crescent, covered by Planning Application EP/24/16/PL.

142/19 **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.

143/19 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

144/19 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

Although not strictly related to either this or the Neighbourhood Plan, the Clerk reported he had sent a first draft of this council's version of the ADC Town and Council Proforma back to ADC on 7th February. He, Cllr Toney and Mrs Vos had all contributed useful information to the document. He had asked ADC to complete the HELAA section of the document as the HELAA was ADC's own document and ADC personnel were best placed to interpret the information therein. He had also sent the draft to Mr Sawers of the Preservation Society for his comments.

145/19 CORRESPONDENCE

There was no correspondence to consider.

146/19 NEW MATTERS FOR THE NEXT MEETING (25TH FEBRUARY)

Nothing was raised.

The Meeting closed at 18:13.

Chairman: *Cllr Glyn Mathias* Date: **25th February 2019**