



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 25th 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.

160/19 APOLOGIES AND REASONS FOR ABSENCE

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

161/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No Interests were declared.

162/19 PUBLIC SESSION

No members of the public were present.

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

163/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 7th March 2019

EP/13/19/HH Erection of conservatory to side elevation of existing outbuilding (application ref EP/26/09/) to provide additional living space for uses ancillary to the main property. 8 Seaview Avenue, East Preston, BN16 1PP

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

EP/4/19/PL Conversion of office building (B1 Business) to 2 No. 2 bedroom self-contained flats (C3 Dwelling houses)
56 St Mary's Drive, East Preston, BN16 1JB

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application, although there were some concerns expressed around parking provision.

164/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

165/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

166/19 MINUTES OF THE MEETING HELD ON 4TH FEBRUARY 2019

The committee AGREED the Minutes could be signed as a true record of the meeting held on 4th February. This action was duly completed by Cllr Mathias.

167/19 MINUTES OF THE MEETING HELD ON 11TH FEBRUARY 2019

The committee AGREED the Minutes could be signed as a true record of the meeting held on 11th February. This action was duly completed by Cllr Mathias.

168/19 MATTERS ARISING FROM PREVIOUS MEETINGS

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

169/19 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/166/18/HH * Erection of a two storey rear extension, second storey enlargement of side dormer and conversion of garage to study including demolition of existing conservatory
100 Sea Road, East Preston

Approved subject to Conditions (Delegated)

The committee was very disappointed with Arun District Council's decision on this Application. It was suggested before and after photographs be taken to show it how wrong this decision was.

170/19 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 a new agreed extension of time on EP/180/18/PL gave ADC a new decision date of 12th April. This is because the address on the Application seemed not to have been as the Land Registry would like and so a new set of yellow notices needed to be displayed. (email on ADC website dated 20th February 2019)

ENF/385/18 Alleged unauthorised breach of condition in respect of roof materials
11 Beechlands Close, East Preston, BN16 1JT

“I refer to our previous correspondence and can now advise you that I have received a planning application [EP/160/18/PL]” (letter dated 5th December)

A new extension of time for EP/160/18/PL until 8th March has been agreed by ADC.
(email on ADC website dated 7th February 2019)

171/19 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.

172/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

173/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

174/19 CORRESPONDENCE

There was no correspondence to consider.

175/19 NEW MATTERS FOR THE NEXT MEETING (11TH MARCH)

Mrs Vos expressed concerns about the Application, EP/22/19/PL, for a “New external walkway with stair and ballstrade” at 78 Orchard Road. The new walkway was for the front of the building whereas the existing walkway was at the back of the building. No justification for this significant change to the streetscene was given in the Application. With the committee’s agreement, the Clerk said he would contact the applicant, ADC itself, for further information.

The Meeting closed at 18:10.

Chairman: *Cllr Glyn Mathias* Date: **11th March 2019**