



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

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

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

ALSO: Clerk to the Council, Simon Cross
Mrs S Vos, East Preston & Kingston Preservation Society

ABSENT: Councillor C Bowman

The meeting opened at 18:00.

222/19 APOLOGIES AND REASONS FOR ABSENCE

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

223/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Willowhayne Estate, Cllrs Linton and Mathias declared a Personal Interest in Planning Application EP/20/19/HH.

224/19 PUBLIC SESSION

No members of the public were present.

225/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 21st March 2019

EP/16/19/HH Single storey rear extension with an addition of a second floor including a rear dormer and gable end window
2 Hillview Crescent, East Preston, BN16 1RD

Mrs Vos advised the East Preston & Kingston Preservation Society would again be objecting to this Application. The Society felt the proposal still did not fit in with the existing streetscene. The proposed dormer was not Permitted Development as it was not stepped up from the existing eaves, nor was it subservient to the roof as a whole. The hip to gable conversion will unbalance the property. Mrs Vos said there was also a possible overlooking issue.

No other public representation had been received.

After some discussion, the committee AGREED unanimously to object to this Application on the same grounds as those mentioned by the Preservation Society.

EP/18/19/HH Single storey rear extension
21 Warren Crescent, East Preston, BN16 1BH

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

No other public representation had been received.

After some discussion, the committee AGREED unanimously not to object to this Application.

Observations by 28th March 2019

EP/20/19/HH Demolish existing sunroom, lean to canopy, and partially demolish existing garage. Erect side and rear extensions including replacement garage. Alterations to fenestration and external materials. Create additional access to private road for 'in and out' driveway 25 Myrtle Grove, East Preston, BN16 2SW

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

The Clerk reported an immediate neighbour had advised the council he had been contacted by the applicant and he had no problem with the proposal.

The committee AGREED unanimously not to object to this Application.

EP/22/19/PL New external walkway with stair & balustrade
78 Orchard Road, East Preston, BN16 1ET

The Clerk advised he had contacted the Planning Officer for a better explanation of this proposal but had received no response.

Mrs Vos said the Preservation Society would be objecting to this Application as it would change the existing streetscene.

The committee AGREED unanimously to object to this Application as it would change the streetscene and there was a lack of information provided with the Application.

226/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

227/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

228/19 MINUTES OF THE MEETING HELD ON 25TH FEBRUARY 2019

The committee AGREED the Minutes could be signed as a true record of the meeting held on 25th February. This action was duly completed by Cllr Mathias.

229/19 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing to report.

230/19 **RECENT DECISIONS**

* denotes Application against which the council raised objections

EP/160/18/PL * Variation of condition No. 3 imposed under planning reference no: EP/45/17/HH relating to the proposed materials
11 Beechlands Close, East Preston
Refused (Delegated)

The sole reason given for refusal was:

The roof tiles by virtue of their colour and finish result in a dwelling that is at odds with the prevailing the character and appearance of this established residential area contrary to policies D DM1, D DM4 of the Arun Local Plan and policy 1 of the East Preston Neighbourhood Plan.

EP/172/18/HH Conservatory to rear
Beachcroft, 16A The Nookery, East Preston
Approved subject to Conditions (Delegated)

EP/173/18/HH Front and rear single storey extensions
27 Vermont Way, East Preston
Approved subject to Conditions (Delegated)

EP/182/18/PL 1No. end of terrace house together with associated car parking, new vehicular access, garden shed & planting
20 Lashmar Road, East Preston
Approved subject to Conditions (Delegated)

EP/184/18/DOC Approval of details [...] EP/136/18/PL relating to Condition No 9 drainage scheme & Condition No 10 surface water drainage
Tudor Lodge, 125A Sea Road, East Preston
Approved (Delegated)

EP/185/18/PL * Demolition of existing buildings & erection of 3 No. dwellings...
Land rear of Beechlands Cottages, Beechlands Close, East Preston
Refused (Delegated)

The reason for the refusal of this Application was as follows:

1. The site by virtue of its size and shape, is considered unsuitable to accommodate 3 dwellings and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and appearance of the surrounding residential area, contrary to policy DDM1 of the Arun Local Plan, policy 1 of East Preston Neighbourhood plan and the National Planning Policy Framework.

2. Having regard to the limited rear garden lengths and the relationship of the proposed development to the existing residential property to the north the proposal would be unneighbourly and would be prejudicial to residential amenity in conflict with policies QESP1 and DDM1 of the Arun Local Plan.

EP/186/18/HH * Two storey side extension...
1 Tamarisk Way, East Preston
Approved subject to Conditions (Delegated)

EP/7/19/PDH Notification under extended permitted development rights for a single storey rear extension...
59 Roundstone Drive, East Preston
Prior Approval not Required (Delegated)

231/19 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

Planning Application has now been refused Planning Permission. (26th February 2019)

232/19 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 mid-afternoon of the meeting.

233/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

234/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

235/19 CORRESPONDENCE

The Clerk read the following email which had been received on 7th March:

Dear all,

Following the Workshop on 30th January I need to give you an update on the timetable for the preparation of the Non-Strategic Sites DPD.

Minutes of the meeting will be uploaded to the web page as soon as possible.

As explained at the workshop by the Sustainability Appraisal consultants, the draft outputs were very much a ‘technical first go’ (and needed a sense check and with included some uncertain impacts) in order to assist with the process of identifying potential issues and options and potential site allocations. It was also caveated that SA process alone would not provide all of the answers from a planning perspective – hence the need not to circulate the presentation material outside of the workshop itself.

We have been sense checking the SA site assessment work and have also identified a need for corrections e.g. where an incorrect shape layer has been used for Areas of Character. Because this work is important and needs some further amendments it is not possible to try to recover time for the NSS DPD Issues and Options to take place in May as originally hoped but that this will now revert to the LDS timetable - for a Planning Policy Sub-Committee meeting in June with a view to consultation on Regulation 18 (part 1) Issues and Options in July 2019.

Kind Regards

Kevin Owen
ADC Planning Policy Team Leader

The committee generally AGREED they did not understand what Kevin was writing about but with the limited capacity for development within the village, that was probably not too great a problem.

The Clerk also read the following email which had been received on 8th March:

Dear Town/Parish Clerk / Statutory Consultee

You will already be aware that Arun District Council has Local Validation Requirements List which provides details of the documents that will be required to be submitted in order for a planning application to be treated as valid. Legislation requires that the list is reviewed every two years to ensure that it is still proportionate.

I attach a copy of the proposed list which we are sending out to standard consultees, the Town/Parish Councils and regular planning agents for comment. If you would like to make comment, please could you respond to me by 22 April so that all comments can be considered and the list amended if appropriate.

The main changes that are proposed are as follows:

- Bringing the plan/drawing requirements to the front of the list so that they are more prominent
- Grouping similar requirements together in topic areas eg all flood and drainage requirements are grouped together for ease of reference
- Amendments to all sections to make the requirements clearer for applicants and removing the requirements which are not deemed necessary in order for the application to be treated as valid.
- Updating references to current legislation, the new adopted local plan policies and ensuring that all links are guidance information are current.

Yours sincerely

Nicola Spencer
ADC Technical Support Manager, Planning Department

The Clerk said this would be on the Agenda for the meeting on 25th March for members to discuss further. He would circulate the document in advance of the meeting.

The committee also considered a letter received from [REDACTED] relating to Planning Application, EP/183/18/HH for 11 Michel Grove. The author expressed concern at the committee's decision not to object to the Application. The Clerk had already provided the author with a holding response and an invitation to attend this meeting to support his letter. The committee remained in different minds about the Application. Although asked twice to comment upon the Application, no response had been received from the East Preston & Kingston Preservation Society, which had subsequently submitted objections to Arun District Council. The Clerk will send the author a further letter.

236/19 NEW MATTERS FOR THE NEXT MEETING (25TH MARCH)

Cllr Linton gave her apologies for the next meeting.

The Meeting closed at 18:45.

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