



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 25<sup>th</sup> March 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

**MEMBERS** Councillors D Moore, G Mathias (Chairman), S Toney and S Wilkinson

**PRESENT:**

**ALSO:** Clerk to the Council, Simon Cross

Mr P H (until 18:15)

**ABSENT:** Councillors C Bowman and E Linton

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The meeting opened at 18:00.

### **269/19 APOLOGIES AND REASONS FOR ABSENCE**

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

Apologies were also received from Mrs Vos of the East Preston & Kingston Preservation Society. The Chairman of the Preservation Society, Mr Sawers, had sent the Clerk the comments he had submitted to ADC on behalf of the society.

### **270/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No Personal or Prejudicial/Pecuniary Interests were declared.

### **271/19 PUBLIC SESSION**

Mr H was present in support of his Application, EP/23/19/HH. The committee AGREED Mr H could address the meeting whilst it considered his Application.

### **272/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 4<sup>th</sup> April 2019

**EP/23/19/HH** Caravan/carport  
43 Sea Lane, East Preston, BN16 1NE

The Clerk read the following comments submitted to ADC by the Chairman of the East Preston & Kingston Preservation Society:

“Comment is hampered by the absence of block and site plans from the website.

However, if the appearance of the proposal resembles that of the car port in the photo on the website, the proposal would have an unacceptable effect on the street scene. It would be incompatible with policies D DM1 and D DM4 of the Arun Local Plan and permission should therefore be refused.”

The Clerk believed the absence of block and site plans was a technical issue at ADC. Cllr Wilkinson read out relevant passages from policies D DM1 and D DM4.

Other public correspondence received about this Application had been seen by committee members prior to the meeting and was discussed during the committee’s lengthy consideration of this Application.

The committee AGREED not to raise objections to this Application.

(Mr H left the meeting at this point.)

#### Observations by 11<sup>th</sup> April 2019

**None**

#### Observations by 18<sup>th</sup> April 2019

**EP/30/19/HH** Two storey side extension to existing detached house. Conversion of integral garage. Old Sussex, Seafield Road, East Preston, BN16 1ET

This property falls within the ADC Seafield Road Area of Special Character.

The Clerk again read the Preservation Society’s comments to the meeting:

“The proposed side extension is much deeper than the present house and its height has been restricted by leaving a large area of the roof flat. The character of the extension therefore differs significantly from that of the original house, and this difference in character will be very apparent at any viewpoint other than dead ahead. The difference in roof height, created by cutting off the top of the roof of the extension, would emphasise that the extension was not part of the original house.

“These features would render the extension in breach of Policy D DM4 of the Arun Local Plan, because the extension would not be visually integrated with the existing building; and with Policy 1 of the East Preston Neighbourhood Plan, because the extension would not reflect the character and scale of surrounding buildings, and would not look as if it was part of the original design of the house.

“It is especially important to preserve the character of this house, because it is of architectural interest, and Seafield Road is an Area of Special Character.”

No other public comments had been made to the council.

The committee AGREED unanimously to object to this Application for the same reasons as the Preservation Society.

#### **273/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

#### **274/19 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

#### **275/19 ADC – LOCAL VALIDATION REQUIREMENTS LIST**

The committee considered the Local Validation Requirements List, as mentioned in Minute 235/19 of the last meeting. The committee was disappointed the List only seemed to refer to PL-suffixed Applications. The committee AGREED not to

respond to ADC without some input from the Preservation Society. The committee also asked whether it was possible to see the Validations List for HH-suffixed Applications as that was more relevant.

## **276/19    MINUTES OF THE MEETING HELD ON 11<sup>TH</sup> MARCH 2019**

The draft Minutes had been circulated to all councillors on 13<sup>th</sup> March, asking for comments by return. None were received.

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

## **277/19    MATTERS ARISING FROM PREVIOUS MEETINGS**

Nothing to report.

## **278/19    RECENT DECISIONS**

\* denotes Application against which the council raised objections

**EP/175/18/HH \***    Demolition of existing outbuilding & sunroom and proposed part single-storey / part two-storey rear extension and new porch  
111 Roundstone Drive, East Preston  
Approved subject to Conditions (Delegated)

**EP/187/18/HH**    Single storey rear extension...  
69 The Ridings, East Preston  
Approved subject to Conditions (Delegated)

## **279/19    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 24<sup>th</sup> December 2018)

The Clerk reported a new agreed extension of time on EP/180/18/PL gave ADC a new decision date of 12<sup>th</sup> 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 20<sup>th</sup> February 2019)

## **280/19    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 Planning Inspector upheld the applicant’s appeal and granted Planning Permission on 13<sup>th</sup> March. The Clerk believed work would start on the site soon.

## **281/19    EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

## **282/19    AREAS OF SPECIAL CHARACTER**

Nothing to report.

**283/19    CORRESPONDENCE**

The Clerk read a letter, *Regulation 16: Notice of Publication of a Draft Charging Schedule for the Arun District Council Community Infrastructure Levy (CIL)*. This was dated 21<sup>st</sup> March, 2019 and was from Kevin Owen, ADC Planning Policy & Conservation Team Leader. The committee AGREED it had no response to this matter.

**284/19    NEW MATTERS FOR THE NEXT MEETING (8<sup>TH</sup> APRIL)**

Nothing was raised.

*The Meeting closed at 18:45.*

Chairman: *Cllr Glyn Mathias*    Date: **8<sup>th</sup> April 2019**