



# EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston.arun.gov.uk>

Email: [eparishcouncil@btconnect.com](mailto:eparishcouncil@btconnect.com)

## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 8<sup>th</sup> April 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

**PRESENT:**

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

Mrs S Vos, East Preston & Kingston Preservation Society

Mr M (until 18:20)

**ABSENT:** Councillor C Bowman

---

The meeting opened at 18:00.

### **325/19 APOLOGIES AND REASONS FOR ABSENCE**

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

### **326/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Moore and Wilkinson declared a Personal Interest in Planning Application EP/25/19/HH as they are both residents of the Angmering-on-Sea private estate, within which the Application was sited.

### **327/19 PUBLIC SESSION**

Mr M addressed the meeting on the subject of Planning Application EP/16/19/HH for 2 Hillview Crescent. This Application had been considered by this committee at its meeting on 11<sup>th</sup> March. Mr M had presented a letter to the Clerk earlier in the day and that had been circulated to all councillors for their consideration. Mr M sought the answers to two questions, firstly, "Did any members of the Planning Committee visit the site and the adjoining roads before deciding to object to this planning application?" and secondly, "What were the Planning Committee's reasons for objecting to this planning application bearing in mind that dormers could be installed under Permitted Development?" Mr M was concerned such dormers would be installed on the southern elevation and this would be out-of-keeping with the rest of Orchard Road.

All committee members present said they had visited the site of the Application. Cllr Mathias explained the committee's reasons for objecting to the Application and the Clerk read from the letter he had sent to Arun District Council (ADC) as follows:

The committee agreed to raise objections to this application.

The committee felt the proposal still did not fit in with the existing streetscene. The committee did not consider the proposed dormer was Permitted Development as it was not stepped up from the eaves. It was also not

subservient to the roof as a whole. The committee believed the hip to gable conversion will result in an unbalanced property in a prominent corner location.

The committee still considered this proposal will be contrary to the Arun Local Plan, the East Preston Neighbourhood Plan and guidance in the National Planning Policy Framework.

Mrs Vos argued it was debatable as to whether or not the western elevation would be considered the primary elevation on a corner plot, something not clarified within government guidance.

Committee members had also seen two letters of objection submitted by members of the public since the committee had considered the Application. One said, "As the Parish Council have stated the street scene will be detrimentally affected from all angles and especially ours, having to look at a huge box stuck on the back of the bungalow". No letters of support had been submitted to ADC.

After further debate, the committee AGREED unanimously not to withdraw its objections to this Application. It further AGREED to write a further letter to ADC explaining which elevation this council considered primary, southern, on this corner plot.

(Mr M left the meeting at this point.)

### **328/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

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

**EP/25/19/HH** Construction of single storey rear extension; extension of first floor roof space; internal re-ordering; replacement of garage roof; replacement of pitched roof covering; new porch and side canopy; elevational alterations and associated works  
12 Westfield Avenue, East Preston, BN16 1PH

Mrs Vos said the Preservation Society may object to this Application as the property is prominent within the streetscene and the proposed dormer is not subservient. The choice of roof materials was not in keeping with the existing streetscene either.

No other public representations had been made about this Application. Cllr Wilkinson informed the meeting the Angmering-on-Sea Estate Residents' Association would not be objecting to this Application.

The committee AGREED unanimously to object to this Application as the proposed front dormer was oddly proportioned, not subservient to the existing roof and too close to the ridge. The committee also agreed with the Preservation Society's concern about the roof tiles.

#### Observations by 27<sup>th</sup> April 2019

**EP/32/19/HH** Erection of single storey Orangery to the rear of the property, to replace existing conservatory  
9 The Plantation, East Preston, BN16 1LD

Mrs Vos said the Preservation Society would not be commenting upon this Application.

The committee AGREED unanimously not to raise any objections.

### **329/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

### **330/19 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

### **331/19 ADC – LOCAL VALIDATION REQUIREMENTS LIST**

The Clerk had downloaded the Validation Requirements List for HH – Householder Applications, dated March 2015. This had been circulated to all committee members.

The committee had no further comments on the Local Validation Requirements List for PL Applications. Mrs Vos said she had been unable to look at it yet but would ask Mr Sawers if he had any comments from a Preservation Society perspective.

Comments were required by ADC by 22<sup>nd</sup> April.

### **332/19 MINUTES OF THE MEETING HELD ON 25<sup>TH</sup> MARCH 2019**

The draft Minutes had been circulated to all councillors on 26<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 25<sup>th</sup> March. This action was duly completed by Cllr Mathias.

### **333/19 MATTERS ARISING FROM PREVIOUS MEETINGS**

Nothing to report.

### **334/19 RECENT DECISIONS**

\* denotes Application against which the council raised objections

**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  
Approved subject to Conditions (Delegated)

**EP/6/19/PL** Alterations to & change of use from existing dwelling to garden room...  
6 Sea Road, East Preston  
Approved subject to Conditions (Delegated)

**EP/13/19/HH** Erection of conservatory...  
8 Seaview Avenue, East Preston  
Approved subject to Conditions (Delegated)

### **335/19 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)

### **336/19 PLANNING INSPECTORATE APPEALS**

None

**337/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**338/19 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**339/19 CORRESPONDENCE**

The Clerk reported the council had received a copy of a letter from a resident of Sea Lane to the Planning Officer looking after Planning Application EP/23/19/HH for 43 Sea Lane. This had been received too late to be considered by this committee.

**340/19 NEW MATTERS FOR THE NEXT MEETING (23<sup>RD</sup> APRIL)**

Owing to the Easter Bank Holidays the next meeting would be held at 09:30 on Tuesday, 23<sup>rd</sup> April in the Council Office.

*The Meeting closed at 18:35.*

Chairman: *Clr Glyn Mathias* Date: **23<sup>rd</sup> April 2019**