



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 20<sup>th</sup> May 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

Councillor A Chapman

Mrs S Vos, East Preston & Kingston Preservation Society

Mr H (until 18:18) and Mr M

**ABSENT:** Councillor C Bowman

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The meeting opened at 18:00. Following the Annual Meeting of the Council on 13<sup>th</sup> May, the membership of this committee was Cllrs Bowman, Mathias, Moore and Wilkinson with one vacancy. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

Cllr Chapman attended the meeting with a view to joining the committee.

The meeting scheduled for 7<sup>th</sup> May had not been required.

Cllr Mathias opened the meeting with a round of introductions.

For the first two items below, Cllr Chapman acted as a teller alongside the Clerk.

### **426/18 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2019/20**

Cllr Mathias was appointed unopposed.

### **427/18 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2019/20**

Cllr Linton was appointed unopposed.

### **428/19 APOLOGIES AND REASONS FOR ABSENCE**

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

### **429/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Linton and Mathias declared a Personal Interest in Planning Application, EP/47/19/HH for 11 Michel Grove, as fellow residents of the Willowhayne private estate.

#### **430/19    PUBLIC SESSION**

Mr H talked through the changes he had made to his Planning Application for 11 Michel Grove, EP/47/19/HH, in response to objections lodged by a neighbour and the East Preston & Kingston Preservation Society. The council had not objected to the previous iteration of this Planning Application.

#### **431/19    ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

##### Observations by 31<sup>st</sup> May 2019

**EP/47/19/HH**    Two storey side extension to include a double garage, single storey rear extension, single storey front extension and altered vehicle access to property  
11 Michel Grove, East Preston, BN16 2SX

A letter of objections concerning this Application had been circulated to all committee members in advance of the meeting. No other public comments had been received by this council.

Mr H responded to questions asked by committee members.

Mrs Vos advised the Preservation Society would still be objecting to this Application as it felt the proposed development on the western side of the property would make it look as if the property was joined to its western neighbour. Mrs Vos cited Policy D DM4 (e) of the Arun Local Plan and Policy 2 of the East Preston Neighbourhood Plan. Policy D DM4 (e) stated, “the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.”

After some debate the committee AGREED unanimously to object to this Application because it was contrary to Policy 2 of the East Preston Neighbourhood Plan and Policy D DM4 (e) of the Arun Local Plan. Section 4.25 of the former document states, “Care should be taken when extending houses to ensure that they remain proportionate to their site.”

(Mr H left the meeting at this point.)

##### Observations by 31<sup>st</sup> January 2019

**EP/179/18/PL**    Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.  
Gladwyn, The Street, East Preston, BN16 1HT

The Clerk explained the committee had been asked by the applicant to reconsider this Application as changes had been made and the application was due before the ADC Development Control Committee sometime in June.

Mrs Vos advised the Preservation Society would not be withdrawing its objections as the roof design was still too deep resulting in an unattractive design.

The committee appreciated the applicant’s willingness to address the committee’s previous objections, but it AGREED unanimously the proposed changes did not go far enough for it to withdraw its objections.

##### Observations by 17<sup>th</sup> May 2019

**None**

##### Observations by 24<sup>th</sup> May 2019

None

Observations by 31<sup>st</sup> May 2019

**EP/23/19/HH** Caravan/carport (re-advertisement due to Amended plans)  
43 Sea Lane, East Preston

No new comments had been received by the council about this version of the Application.

Mrs Vos stated the Preservation Society would not be objecting to this Application.

The committee AGREED it would not object to this version of the proposal just as it had not objected to the previous version.

Observations by 7<sup>th</sup> June 2019

**EP/49/19/HH** Single storey side / rear extension  
19 The Roystons, East Preston, BN16 2TR

Mrs Vos said the Preservation Society would not be objecting to this Application.

No public responses to this Application had been received by the council.

The committee AGREED unanimously not to object to this Application.

**432/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

**433/19 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

**434/19 ANNUAL REVIEW OF TERMS OF REFERENCE FOR THE PLANNING & LICENSING COMMITTEE**

The Terms of Reference for the committee had been circulated to all committee members in advance of the meeting.

The committee AGREED unanimously to re-adopt the Terms of Reference with a couple of minor changes. These will be issued as Version 2.

**435/19 MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> APRIL 2019**

The draft Minutes had been circulated to all councillors on 24<sup>th</sup> April, asking for any suggested amendments by return. None had been received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 23<sup>rd</sup> April. This action was duly completed by Cllr Mathias.

**436/19 MATTERS ARISING FROM PREVIOUS MEETINGS**

Mrs Vos reported the Chairman of the Preservation Society had received a reply from the ADC Group Head of Planning, Neil Crowther, to the letter he had sent previously (Minute 368/19), as follows:

Mr Sawers,

The short answer is yes they do have permitted development rights to create a dormer in the rear elevation within the existing roof slope. The link below may assist you.

The use of 'orders' could only be considered where such permitted development rights would have a significant impact on a wide area. As only rear dormers can be inserted without planning permission, this would not be justified.

Regards, Neil [Crowther – ADC Group Head of Planning]

#### 437/19 **RECENT DECISIONS**

\* denotes Application against which the council raised objections

<b>EP/2/19/T</b>	Crown lift 3m all aspects... 9 Scorton, Lime Tree Close, East Preston	Approved subject to Conditions (Delegated)
<b>EP/3/19/HH</b>	Retention of rear conservatory 15 Hillview Crescent, East Preston	Approved subject to Conditions (Delegated)
<b>EP/8/19/T</b>	Crown reduction 2-3m and Crown thin 20% to 1 No. maple tree 9 Scorton, Lime Tree Close, East Preston	Refused (Delegated)

The reason given for refusal was:

“The tree makes a significant contribution to the character of the area and therefore in the absence of any arboricultural justification the loss of the tree would be detrimental to the visual amenities of the locality.”

Bearing in mind the proposal had never been for the “loss of the tree”, the Clerk said better justification from the ADC Tree Officer was recorded in the Planning Officer’s report on this Application:

“The proposal [...] would be likely to result in harm to the health and vitality of the tree with large pruning wounds being formed as well as undermining its visual amenity value and impact in the landscape.”

<b>EP/20/19/HH</b>	Demolish existing sunroom [...] Erect side and rear extensions... 25 Myrtle Grove, East Preston	Approved subject to Conditions (Delegated)
<b>EP/29/19/DOC</b>	Approval of details reserved by condition... 17 Seaview Avenue, East Preston	Approved (Delegated)
<b>EP/30/19/HH *</b>	Two storey side extension... Old Sussex, Seafeld Road, East Preston	Approved subject to Conditions (Delegated)

With reference to Old Sussex, the Clerk reported the ADC Conservation Officer had not been consulted on this Application even though it was in an Area of Special Character. Apparently, such an Application will only be run past the Conservation Officer at the discretion of the Planning Officer. The committee unanimously ASKED the Clerk to write to the Group Head of Planning asking for this process to be reviewed – if an area was important enough to have been designated an Area of Special Character, Applications within that Area should be given the Conservation Officer’s consideration.

#### 438/19 **COMPLIANCE MATTERS**

**ENF/96/18** Alleged unauthorised building works  
66 Vermont Drive, East Preston, BN16 1LG

“I refer to your previous correspondence in respect of the above.

“My investigation into this matter is now complete. As a result, it is my opinion that planning permission is not required from the Council's planning department for this development, as it is deemed permitted within the terms of Schedule 2, Part 1, Classes A & C of the Town & Country Planning (General Permitted Development) Order 2015.

“In the circumstances, there is no further action I can take in respect of this matter and my file will be closed. However, on behalf of the Council, I would like to thank you for your interest.” (letter dated 3rd May)

**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)

The latest correspondence on the ADC website about this Application was a letter from the Environment Agency asking ADC to refuse Planning Permission for this Application “in the absence of an acceptable Flood Risk Assessment (FRA).” (letter on ADC website dated 9<sup>th</sup> April 2019)

**ENF/385/18** Alleged unauthorised Breach of Condition in Respect of Roof Materials  
11 Beechlands Close, East Preston, BN16 1JT

“Further to the refusal on 26 February 2019 of planning application under reference EP/160/18/PL for variation of condition No.3 imposed under planning reference no: EP/45/17/HH relating to the proposed materials, I have received notification that an appeal against this refusal has been lodged. Please note, should the appeal be dismissed, a Breach of Condition Notice is ready to be served requiring compliance within 30 days of the Notice being served. If the Notice is not complied with within the specified time, legal action can be instigated through the Courts. There is no right of appeal to the Planning Inspectorate against a Breach of Conditions Notice.” (letter dated 26th April)

#### **439/19 PLANNING INSPECTORATE APPEALS**

**3226561** Demolition of existing buildings & erection of 3 No. dwellings with associated parking, alterations to existing access & relocation of staircase to flats (resubmission following EP/7/18/PL).  
Land rear of Beechlands Cottages, Beechlands Close, East Preston

The committee AGREED unanimously not to submit a further written representation on this Application as it was being considered under the Fast Track Householder Appeals Service which had only given until 22<sup>nd</sup> May for comments to be received. The committee also AGREED unanimously it would not withdraw its existing objections to this Application.

**3226601** Variation of condition No.3 imposed under planning reference no: EP/45/17/HH relating to the proposed materials  
11 Beechlands Close, East Preston

The committee AGREED to consider whether or not it wished to make further written representations at its meeting on the 10<sup>th</sup> June. Further comments should be received by the Planning Inspectorate by 17<sup>th</sup> June.

#### **440/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**441/19 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**442/19 CORRESPONDENCE**

There was no correspondence to consider.

**443/19 NEW MATTERS FOR THE NEXT MEETING (10<sup>TH</sup> JUNE)**

Nothing.

*The Meeting closed at 18:42.*

Chairman: Cllr Glyn Mathias Date: **10<sup>th</sup> June 2019**