



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 10<sup>th</sup> June 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

**MEMBERS PRESENT:** Councillors C Bowman, A Chapman, E Linton, D Moore, G Mathias (Chairman), S Toney and S Wilkinson

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

Mrs S Vos, East Preston & Kingston Preservation Society

Mr M (from 18:03) and Mr and Mrs S (until 18:10)

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The meeting opened at 18:00. Following the Monthly Meeting of the Council on 3<sup>rd</sup> June, Cllr Andrea Chapman was now a member of this committee.

Cllr Mathias opened the meeting with a round of introductions.

### **532/19 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

### **533/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllrs Moore and Wilkinson declared a Personal Interest in Planning Application, EP/56/19/HH for 12 Willowhayne Avenue, as fellow residents of the Angmering-on-Sea private estate.

### **534/19 PUBLIC SESSION**

Mr S talked through his Planning Application, EP/57/19/HH for Ilex Cottage, The Street.

### **535/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

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

**EP/57/19/HH** Single storey rear extension  
Ilex Cottage, The Street, East Preston, BN16 1HZ

Mrs Vos said the Preservation Society would not raise any objections to this Application.

No other public representations had been received about this Application.

The committee AGREED unanimously it had no objections to this Application.

(Mr and Mrs S left the meeting at this point.)

#### Observations by 14<sup>th</sup> June 2019

**EP/50/19/PL** Change of use from A1 (Shops) to A4 (Drinking Establishments) Micro Pub  
23 Sea Road, East Preston, BN16 1JN

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

The Clerk reported there were over twenty letters of support on the ADC Planning Portal, but only eight of those were from residents of East Preston. One concern had been raised to the Clerk about the confined smoking area at the back of the property and whether this would have an adverse impact upon the tenants above the premises.

The Clerk was asked what sort of objections the council could lodge against this sort of Application if it wanted. The Clerk responded the same grounds as other Applications, such as change of streetscene etc..

The committee AGREED unanimously not to raise any objections to this Application.

**EP/52/19/HH** Remove existing chalet & erection of new two bay open carport with ancillary space above for storage & occasional visitor accommodation  
Pine Lodge, Kingston Lane, East Preston, BN16 1RP

Mrs Vos advised the Preservation Society would be objecting to this Application as it was located within an Area of Special Character and will be contrary to policies D DM1 and D DM4 of the Arun Local Plan. The proposed structure would be built against the boundary of the property necessitating the removal of screening shrubbery thus changing the appearance of the area. The proposed structure would also be closer to the road than the existing property and would therefore be more visually intrusive.

After some debate, the committee AGREED not to object to this Application, four votes to two with one abstention.

**EP/56/19/HH** Removal of existing extension & erection of new single storey side & rear extensions & 1<sup>st</sup> floor front extension  
12 Willowhayne Avenue, East Preston, BN16 1PC

Cllr Wilkinson advised the committee the Angmering-on-Sea Estate Residents' Association would not be objecting to this Application.

Mrs Vos said the Preservation Society had no objections to the proposed extension but was concerned about the conflicting information within the Application about materials. Was the concrete cladding only for the proposed extension or would it be extended across the existing property, a rather attractive 1920s building.

The committee AGREED unanimously not to object to the proposed extension but to raise similar concerns about the materials as the Preservation Society.

#### Observations by 20<sup>th</sup> June 2019

**None**

#### **536/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

#### **537/19 LICENSING APPLICATIONS**

**112223** Supply of Alcohol between the hours of 12:00 and 22:00 daily. On New Year's Eve between 12:00 and 00:30 hours. Application is for on sales only.  
The Standard P, 23 Sea Road, East Preston, BN16 1JN

The Clerk reminded the committee there were only four grounds on which an objection could be raised to this Licensing Application. These were: the prevention of crime and disorder; the prevention of public nuisance; public safety and/or; the protection of children from harm.

No public comments had been received about this Licensing Application. For the related Planning Application, please see Minute 535/19 above.

The committee AGREED unanimously not to raise any objections to this proposal.

#### **538/19 MINUTES OF THE MEETING HELD ON 20<sup>TH</sup> MAY 2019**

The draft Minutes had been circulated to all councillors on 21<sup>st</sup> May, 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 20<sup>th</sup> May. This action was duly completed by Cllr Mathias.

#### **539/19 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 434/19 – Annual reivev of the Terms of Reference for the Planning & Licensing Committee** – all councillors will receive a full set of Terms of Reference once each committee has carried out its annual review. The latest Terms of Reference are available on the committee's page on the council's website.

**Minute 436/19 – Matters Arising From Previous Meetings** – Cllr Mathias asked if the Clerk could obtain clarification of Mr Crowther's comment to Mr Sawers which suggested only dormers in a rear elevation could be installed under Permitted Development. Cllr Mathias thought there were examples where side dormers had been implemented as Permitted Development.

#### **540/19 ADC HOUSEHOLDER VALIDATION LIST**

At Cllr Mathias's request, the Clerk had circulated the ADC Householder Validation List, dated 10<sup>th</sup> March 2015, to all committee members in advance of the meeting. Members found it very interesting especially where details such as an indication of where North is on a plan and written dimensions to boundaries.

#### **541/19 RECENT DECISIONS**

\* denotes Application against which the council raised objections

**EP/25/19/HH \*** Construction of single storey rear extension...  
12 Westfield Avenue, East Preston  
Approved subject to Conditions (Delegated)

**EP/32/19/HH** Erection of single storey Orangery...  
9 The Plantation, East Preston  
Approved subject to Conditions (Delegated)

#### **542/19 COMPLIANCE MATTERS**

**ENF/153/18** Alleged unauthorised breach of condition  
131a Sea Road, East Preston, BN16 1PD

"I write further to my previous communication of the 26<sup>th</sup> July 2018. Please accept my apologies for me delayed update, but I have only recently returned to the office

following unexpected long term sickness. Application EP/120/18/PL was submitted on the 23<sup>rd</sup> July 2018 and subsequently withdrawn on the 21<sup>st</sup> November 2018. However, a revised application is now expected. Therefore, as soon as an application is received or if I have any further information to report, I will update you accordingly.” (letter dated 6<sup>th</sup> December)

Latest correspondence on the ADC website suggested this Application would be referred to the Development Control Committee within the near future.

**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 26<sup>th</sup> April)

The Chairman was concerned updates on overdue Planning Applications were only discovered when he or the Clerk took the time to visit the Planning Portal to see if there were updates. It would be more helpful if the Planning Officer updated the relevant town or parish council when an update was made.

**543/19** 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 Clerk reported no decision date had been published by midday on the day of the meeting.

**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 Clerk reported no decision date had been published by midday on the day of the meeting.

**544/19** EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

**545/19** AREAS OF SPECIAL CHARACTER

Nothing to report.

**546/19** CORRESPONDENCE

The Clerk referred to an offer from Bersted Parish Council for councillors and officers to attend a Sussex and Surrey Associations of Local Councils (SSALC) Introduction to Planning session on 8<sup>th</sup> August at 7pm in Bersted. Cllrs Bowman, Linton and Moore and the Clerk himself had already advised they could attend. Cllr Mathias advised he was unable to attend and Cllrs Chapman, Toney and Wilkinson said they would confirm by the end of the week.

**547/19** NEW MATTERS FOR THE NEXT MEETING (24<sup>TH</sup> JUNE)

Nothing.

*The Meeting closed at 18:43.*

Chairman: *CLLr Glyn Mathias* Date: **24<sup>th</sup> June 2019**