



EAST PRESTON PARISH COUNCIL

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Email: epparishcouncil@btconnect.com

14th June 2019

Dear Councillor and Parishioners

PLANNING AND LICENSING COMMITTEE

NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED to a Meeting of the above Committee to be held on **Monday, 22nd July 2019** at East Preston Infant School, Lashmar Road, East Preston commencing at **18:00**.

Members of the public have the right to attend and may speak for up to fifteen minutes at the beginning of the meeting.

Yours sincerely

Simon Cross
Clerk to the Council

To: All Members of the Planning and Licensing Committee.

A G E N D A

1. Introductions.
2. Apologies and Reasons for Absence.
3. Members and Officers are reminded to make any Declarations of Personal and/or Prejudicial Interests that they may have in relation to items on this Agenda.

Notice should be given at this part of the Meeting of any intended Declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent. If the interest is Prejudicial, the Member should state whether he or she will be exercising the right to speak on the Application.

4. A **Public Question Time** of up to fifteen minutes. This question time is the only opportunity for the Public to speak during the meeting. Members of the public are asked to introduce themselves and restrict comments to topics on the Agenda only.

5. To consider Planning Applications on the Weekly List of Statutory Notices received from Arun District Council (ADC). (The running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance.)

Observations by 25th July 2019

EP/58/19/PL Two storey side extension and single storey front extension, including alterations to external material cladding
58 Roundstone Crescent, East Preston, BN16 1DQ

Observations by 1st August 2019

EP/63/19/HH Single storey side extension and single storey rear extension (re-advertisement due to changes to proposed development)
91 Worthing Road, East Preston, BN16 1DE

EP/74/19/HH Hip to barn hip extension, north dormer extension, single storey rear extension
2 Hillview Crescent, East Preston, BN16 1RD

EP/75/19/PL 1no. new dwelling (re-submission of approved application reference EP/105/16/PL)
Seahaven (Land West of Ash Hollow) Seaford Road East Preston BN16 1NA

EP/77/19/HH Replacement of existing conservatory with single storey extension to the rear. extension of existing master bedroom & existing balcony on first floor to the rear side & new front porch
St Johns Cottage, South Strand, East Preston, BN16 1PN

EP/78/19/HH Demolition of existing hipped roof extension at rear and construction of new flat roof extension to rear & side
Apple Tree, Montpelier Road, East Preston, BN16 1JY

EP/80/19/HH Orangery to replace existing rear conservatory
Wistaria Cottage, The Street, East Preston, BN16 1HZ

EP/81/19/L (Listed Building consent for) Orangery to replace existing rear conservatory
Wistaria Cottage, The Street, East Preston, BN16 1HZ

Observations by 8th August 2019

EP/84/19/HH Two Storey Front Extension (north), Two storey Side extension (west) and single storey rear extension (south), Alterations to existing property including changes to proposed materials (Rendered walls, Grey windows, Dark grey roof tiles), roof terrace over existing flat roof, roof lantern in existing flat roof and Juliette balcony to front of property.
10 Angmering Lane, East Preston, BN16 2TA

6. To consider Planning Applications received from West Sussex County Council (WSSCC).

None

7. To consider Licensing Applications received from Arun District Council (ADC) or West Sussex County Council (WSSCC).

None

8. To consider an email from Arun District Council, dated 8th July, Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) Consultation 2019.

9. To consider an email from Arun District Council, received 9th July, Non-Strategic Sites DPD Issues & Options Consultation.
10. To approve the Minutes of the Meeting held on 24th June 2019.
11. To receive an update on any matters from previous meetings.
12. To note advice of Decisions made by Arun District Council (ADC).

* denotes Application against which the council raised objections

EP/47/19/HH * Two storey side extension ...
11 Michel Grove, East Preston
Approved subject to Conditions (Delegated)

EP/49/19/HH Single storey side / rear extension
19 The Roystons, East Preston
Approved subject to Conditions (Delegated)

EP/52/19/HH Remove existing chalet & erection of new two bay open carport...
Pine Lodge, Kingston Lane, East Preston
Approved subject to Conditions (Delegated)

EP/56/19/HH Removal of existing extension & erection of new single storey side & rear
extensions...
12 Willowhayne Avenue, East Preston
Approved subject to Conditions (Delegated)

EP/57/19/HH Single storey rear extension
Ilex Cottage, The Street, East Preston
Approved subject to Conditions (Delegated)

13. To note any 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 26th 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 23rd July 2018 and subsequently withdrawn on the 21st 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 6th December)

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)

14. To note any Planning Inspectorate appeal updates.

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

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

At the time of this notice, neither of the above have decision dates shown on the Planning Inspectorate website.

15. To consider any matters related to the East Preston Neighbourhood Plan.
16. To receive any update on the Areas of Special Character in East Preston.
17. To note and/or consider the following correspondence:
 - a) any urgent correspondence received since the publication of this Agenda.

This meeting is open to the public. Members of the public are asked to be present five minutes before the start of the meeting.

P&L, 22nd July 2019, Agenda Item 8

Committee is asked to consider the following email from Arun District Council, received 8th July, *Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) Consultation 2019.*

Our Ref: G&T DPD 2019

Dear Sir/Madam

Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) Consultation 2019 – ISSUES AND OPTIONS

In accordance with Regulation 18(1), I am writing to inform you that Arun District Council is undertaking a consultation on the first stage of its Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) from 8th July until 5pm on 2nd September 2019.

You are strongly advised to respond directly in your own words to the consultation via the council's consultation portal which may be more efficient and accurate <https://arun.objective.co.uk/portal> and not rely on inputting of responses. Please see <https://www.arun.gov.uk/gypsies-and-travellers> for more information.

Alternatively, please submit a written response via a response form to localplan@arun.gov.uk

If you have any queries about this letter, please contact localplan@arun.gov.uk or telephone 01903 737500 and ask for Planning Policy. Thank you for your assistance with this matter.

Yours sincerely

Kevin Owen Planning Policy & Conservation Team Leader

ARUN DISTRICT COUNCIL

REGULATION 18 NOTICE: GYPSY AND TRAVELLER AND TRAVELLING SHOWMEN SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – ISSUES AND OPTIONS CONSULTATION

The Town and Country Planning (Local Planning) (England) Regulations 2012: Preparation of a Local Plan (Regulation 18 (1): Issues & Options public consultation on Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G DPD) – 8th July until 5pm on 2nd September 2019.

Arun District Council is consulting on the G&T Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) – ISSUES AND OPTIONS. The G&T DPD safeguards and allocates sites to meet identified Gypsy and Traveller and Travelling Showpeople accommodation needs for the District, outside of the South Downs National Park. The DPD will cover the plan period 2018-2036. You are invited to comment on what the plan should cover and contain.

The G&T DPD Issues and Options, Sustainability Appraisal and other supporting documents will be publicised at: Online on the Council's website: <https://www.arun.gov.uk/gypsies-and-travellers>

- Bognor Regis Town Hall
- Arun Civic Centre and Arun Libraries

Library Opening Times Angmering Monday to Wednesday 1pm-5pm and Thursday to Saturday 9am-1pm Arundel Monday to Wednesday 1pm-5pm and Thursday to Saturday 9am-1pm Bognor Regis Monday 9.30am-7pm, Tuesday to Thursday 9.30am-6pm and Friday to Saturday 9.30am-5pm East Preston Monday to Wednesday 1pm-5pm and Thursday to Saturday 10am-2pm Ferring Monday, Tuesday, Thursday and Saturday-9am-1pm and Wednesday and

Friday 1pm-5pm Littlehampton Monday 10am-7pm, Tuesday to Thursday 10am-6pm, Friday 10am-5pm and Saturday 10am-4pm Rustington Monday to Friday 10am-5pm and Saturday 10am-2pm Willowhale, Aldwick Monday to Friday 10am-5pm and Saturday 10am-2pm

All comments must be received by 2nd September 2019 (by 5pm) and can be made by:

email to: localplan@arun.gov.uk online at: <https://arun.objective.co.uk/portal> by post (using the comments form) to: Planning Policy and Conservation, Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that anonymous comments will not be accepted – all comments received will be included on our website (including your name but not your address or email details).

P&L, 22nd July 2019, Agenda Item 9

Committee is asked to consider an email from Arun District Council, received 9th July, Non-Strategic Sites DPD Issues & Options Consultation.

Dear all,

At the moment progress on the NSS DPD Issues & Options is delayed - this is unfortunate and I apologise for this but we aim to get back on track later in the year. When this work is sufficiently prepressed and cleared, I will then ensure that there is a Parish briefing and advanced notice.

You may have been alerted to the other consultations taking place at this time as follows:-

- Gypsy & Traveller DPD – Issues and Options 8 July – 2 September 2019
- Parking Standards SPD 2 July – 30th July
- Open space, Playing Pitches and Built sports Facilities SPD – 2 July -30 July

I understand that one of the links to documents in the consultation email re above may not work – we are looking to resolve this a.s.a.p.. but can also advise that these documents can be accessed via the consultation web page e.g. for the Gypsy & Traveller Site Identification Study – click on the web tab that says ‘Planning Policy Consultations’; then in the list, click Arun Gypsy & Traveller: Issues & Options; then click supporting docs tab then, the middle document “FINAL Arun G”

Please use this link to get to the consultations page: <http://arun.objective.co.uk/portal>

Some of you may also be concerned about the publication of the Arun Authority Monitoring Report 2018 reported to Planning Policy Sub-Committee on 18 June and the fact that Arun cannot demonstrate a 5 year Housing Land supply. This now stands at 4.7 years.

The position with regard to the 3 year housing land supply is of particular import because of the relevance of paragraph 11d of the National Planning Policy Framework February 2019 i.e. the application of the ‘presumption in favour of sustainable development’ in relation to paragraph 14 and made Neighbourhood Plans. I can clarify that Arun has a 3 year housing land supply by virtue of having a 4.7 year housing land supply. This approach to determining the 3 year housing land supply is established by High Court decisions. The reference in the covering report for the AMR which stated that there was not a 3 year housing land supply was therefore not correct – apologies for this.

However, the lack of a 5 year housing land supply does mean that older made Neighbourhood Plans (i.e. older than 2 years at the point of the decision on an application) may be subject to the presumption in paragraph 11d. until the 5 year housing land supply can be re-established. Continued commitment and progress to review Neighbourhood Plans to keep them up to date is therefore important in helping to defend housing land supply and the statutory development plan.

Kind Regards

Kevin Owen
ADC Planning Policy Team Leader