



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th 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 and Mrs A and Mr P (until 18:12)

The meeting opened at 18:00.

Cllr Mathias opened the meeting with a round of introductions.

548/19 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

549/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllr Toney declared a Personal Interest in Planning Application, EP/60/19/HH, as he knew the applicant. Cllr Toney exercised his right not to comment or vote upon this Application.

550/19 PUBLIC SESSION

Mr and Mrs A and Mr P all declined to speak at this point in the meeting, but did comment upon Mr and Mrs A's Application for 91 Worthing Road, EP/63/19/HH during the committee's discussion in Minute 551/19 below.

551/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 11th July 2019

EP/63/19/HH Single storey side extension and single storey rear extension
91 Worthing Road, East Preston, BN16 1DE

Mrs Vos confirmed the existing fences were to be retained after which she stated the Preservation Society would not be objecting to this Application.

Committee members had seen Mr P's letter of objection lodged with ADC. No other public representations had been received.

The applicants confirmed the guttering on the proposed extension would remain within their boundary, not overhang the fence. Mr P expressed his concern at the likely loss of light into his kitchen as a result of the proposed extension. Mr P's property has not been extended and is externally in its original 1936 state.

The committee AGREED not to object to this Application, four votes to three.

The Chairman asked the Clerk to note in this response to ADC the lack of streetscene drawing as required in the Householder Validation List.

(Mr and Mrs A and Mr P all left the meeting at this point.)

Observations by 4th July 2019

EP/22/19/PL New external walkaway with stair and ballstrade (sic) (amended plans)
Ground floor Flats 66, 68, 70, 72, 74 & 76 First floor Flats 54, 56, 58, 60, 62 & 64
Orchard Road BN16 1ET

When considered on 11th March, the committee had agreed to object to this Application as it would change the existing streetscene. The Clerk had contacted the Planning Officer back then for any explanation he may know of why ADC was moving the walkway from the back to the front of the building, but had received no response.

Mrs Vos said the Preservation Society would continue to object to this Application as no significant change had been made from the previous iteration.

No other public representations had been received about the Application.

The committee AGREED unanimously to continue to object to this Application because of the proposal's impact upon the existing streetscene. This would be contrary to the Arun Local Plan and the East Preston Neighbourhood Plan.

Observations by 11th July 2019

EP/60/19/HH Single storey rear extension and conversion of roofspace to habitable use
90 North Lane, East Preston, BN16 1HE

Cllr Toney exercised his right not to comment or vote upon this Application.

Mrs Vos said the proposal was borderline acceptable, but the Preservation Society would not be objecting to this Application as it felt the applicants had done their best to retain the spirit of what was a very small property.

No other public representations had been received about this Application.

The committee AGREED not to raise objections to this Application, five votes to one.

EP/65/19/HH Demolition of existing conservatories and the erection of a single storey pitched roof rear extension to allow for enlargement of kitchen and sitting room
34 Sea Lane, East Preston, BN16 1NE

Mrs Vos said the Preservation Society would not be objecting to this Application as the changes were not visible from the street.

The Clerk had been contacted by the Applicants who apologised for being unable to attend the meeting. They had explained to him the proposal was basically to construct a single conservatory to replace two unmatched conservatories currently on the back of their property.

No public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

The Chairman expressed his concern the north elevation did not show the Velux windows shown elsewhere in the drawings.

Observations by 18th July 2019

EP/67/19/HH Single storey side and rear extension with loft conversion and conversion of garage to habitable use
Kilve, Kingston Lane, East Preston, BN16 1RP

Mrs Vos said the Preservation Society would not be objecting to the proposed extension but was concerned about the choice of monochrome materials. The property was on the edge of an Area of Special Character and the proposed palette was out-of-keeping with neighbouring properties.

No public representations had been received.

There was a concern raised as to whether or not this was overdevelopment.

The committee AGREED not to raise objections to this proposal, five vote to two.

The Chairman remarked this Application also had no streetscene included in its paperwork.

552/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

553/19 LICENSING APPLICATIONS

None

554/19 MINUTES OF THE MEETING HELD ON 10TH JUNE 2019

The draft Minutes had been circulated to all councillors on 15th June, 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 10th June. This action was duly completed by Cllr Mathias.

555/19 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 437/19 – Recent Decisions – as requested the Clerk had written to Neil Crowther, ADC Group Head of Planning, asking the following question, “How can we ask ADC to consider making it mandatory for the Conservation Officer to be consulted upon Applications that fall within Areas of Special Character rather than it being discretionary?” Mr Crowther had replied on 12th June, “The short answer to your email is that we have a conservation advice for only 2 days a week and this time needs to focus on those matters where there are designated heritage assets. Increasing this workload with areas of character is not practicable. That said, I know that informal conversations between case officers the Conservation Officer do take place on schemes within Areas of Character.”

The committee all agreed instantly Mr Crowther had not answered the question he had been asked, and AGREED unanimously the Clerk should go back to Mr Crowther to point this out and to ask the question again.

556/19 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/36/19/HH * Change of pitched roofs to full gable roofs...
9 Myrtle Grove, East Preston

EP/40/19/A 1 No. internally illuminated fascia sign on front elevation
131 North Lane, East Preston

Approved subject to Conditions (Delegated)

557/19 **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 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)

Latest correspondence on the ADC website suggested this Application would be referred to the Development Control Committee within the near future. The last correspondence had been on 17th May.

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)

558/19 **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.

559/19 **EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

560/19 **AREAS OF SPECIAL CHARACTER**

Nothing to report.

561/19 CORRESPONDENCE

Nothing to report.

562/19 NEW MATTERS FOR THE NEXT MEETING (8TH JULY)

Nothing.

The Meeting closed at 18:33.

Chairman: *Councillor Elizabeth Linton* Date: **22nd July 2019**