



EAST PRESTON PARISH COUNCIL

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2nd August 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, 12th August 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 15th August 2019

- EP/85/19/HH** Single storey rear extension
36 Roundstone Crescent, East Preston, BN16 1DG
- EP/90/19/HH** Proposed ground floor rear extension, internal redesign and all associated works at -
34 Warren Crescent, East Preston, BN16 1BJ

Observations by 22nd August 2019

None

Observations by 29th August 2019

- EP/99/19/T** Reduce upper crown on eastern aspect up to 3m & shorten tips of selected branches to achieve maximum 1.5m clearance from built structures to 1 No. Turkey Oak tree
Land next to 5&6 Midholme, Sea Lane Close, East Preston, BN16 1ST

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

None

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

None

8. To consider this council's response to the proposed revised Statement of Licensing Policy.

9. To approve the Minutes of the Meeting held on 22nd July 2019.

10. To receive an update on any matters from previous meetings.

11. To note advice of Decisions made by Arun District Council (ADC).

* denotes Application against which the council raised objections

- EP/48/19/DOC** Approval of details reserved by condition imposed under APP/C3810/A/18/3214864 (EP/52/18/PL) relating to Condition Nos 4 – landscaping, 5 – nest boxes, 7 – site set up and 11 – materials.
Scorton, 9 Lime Tree Close, East Preston

Approved (Delegated)

- EP/50/19/PL** Change of use ...
The Standard P, 23 Sea Road, East Preston

Approved subject to Conditions (Delegated)

- EP/72/19/PDH** Notification under extended permitted development rights for a single storey rear extension...
103 Roundstone Drive, East Preston

Prior Approval Not Required (Delegated)

EP/76/19/NMA* Non-material amendment following the grant of reference EP/148/18/HH for the addition of 1 No. round 600mm diameter white PVCu window on first floor east elevation
86 Sea Road, East Preston

Approved (Delegated)

12. 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)

A further update has been received from the Senior Planning Officer (Compliance) stating: “This is a courtesy communication to provide you with an updated in respect of application EP/180/18/PL currently under consideration. Following receipt of flood information from the applicant, details have now passed to the Environment Agency for comments.” (letter dated 31st July)

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)

13. 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

14. To consider any matters related to the East Preston Neighbourhood Plan.

15. To receive any update on the Areas of Special Character in East Preston.

16. To note and/or consider the following correspondence:

- a) Email received on 19th July, *Arun District Council CIL Statement of Modifications Right to be Heard*;
- b) 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.

Appendix A

P&L, 12th August 2019, Agenda Item 8

Committee is asked to consider this council's response to the proposed revised Statement of Licensing Policy. The council received the following email on 19th July:

Good afternoon

Please be advised that the Arun District Council Statement of Licensing Policy has been revised and is now in consultation until 29 August 2019. Any comments can be made to licensing@arun.gov.uk

Kind regards

The Licensing Team

The accompanying Statement of Licensing Policy is 54 pages long. This was circulated to all committee members on Friday, 2nd August.

Appendix B

P&L, 12th August 2019, Agenda Item 10

Committee is asked to note the following update from previous meetings.

Minute 652/19 - Arun District Council Non-Strategic Sites Dpd Issues & Options Consultation – Cllr Moore reviewed the relevant paperwork for the Parking Standards Consultation and referred this to Cllr Linton before discussing it with me.

According to the document, East Preston is a peri-rural community and therefore falls into ADC's Zone 2. We agreed the parking provision of two spaces for a one-bedroom property was sufficient, but all other proposed numbers of spaces were insufficient, taking into account the number of adults who now have a car, and the number of adult children unable to leave home but reliant upon a car to get them to work. We also agreed the provision of parking spaces within garages was perhaps self-defeating as few people actually used their garages for parking. More driveway space not consumed by a garage may result in more off-street parking.

On 30th July, these comments were submitted to ADC via its Objective online consultation tool.

Simon Cross – **Clerk to the Council**

2nd August 2019

Appendix C

P&L, 12th August 2019, Agenda Item 16a

Committee is asked to consider the following email from Arun District Council, received 19th July, Arun District Council CIL Statement of Modifications Right to be Heard.

Dear Consultee,

As you will be aware, Arun District Council is preparing a Community Infrastructure Levy (CIL) charging schedule. On 17 July 2019, Full Council agreed that the Draft Charging Schedule would be submitted to an independent examiner on 31 July 2019 for examination in public (anticipated to take place in October/November). Further notification will be provided on the date of submission.

In accordance with Regulation 19(4)(a) of the Community Infrastructure Levy Regulations 2010 (as amended), please find attached a copy of the Arun CIL Draft Charging Schedule Statement of Modifications. This lists the proposed modifications that have been made to the Draft Charging Schedule since it was published for consultation between 21 March 2019 and 2 May 2019.

For ease of reference, the Arun CIL Draft Charging Schedule Submission Version July 2019 is also attached.

Any person has the right to be heard by the CIL examiner in relation to the Statement of Modifications. A request to be heard must be submitted in writing to the Arun Planning Policy and Conservation Team between the following dates:

31 July 2019 and 28 August 2019.

Please send your request to be heard, using the attached form, via email to: Localplan@arun.gov.uk

or by post to: Arun District Council Civic Centre, Maltravers Road, Littlehampton BN17 5LF.

Your form will be forwarded to the CIL Examination Programme Officer who will send all requests to the council's appointed independent examiner.

Please note that, in accordance with Regulation 21 (5) (a) and (b), requests to be heard on the Statement of Modifications must be made within the timeframe set out above and must refer directly to the modification number that you wish to be heard by the examiner on.

Many thanks,

Arun Planning Policy and Conservation Team