



# EAST PRESTON PARISH COUNCIL

Council Office, 122 Sea Road, East Preston, West Sussex. BN16 1NN

Tel: 01903 770050

<http://eastpreston.arun.gov.uk>

Email: [epparishcouncil@btconnect.com](mailto:epparishcouncil@btconnect.com)

## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 22<sup>nd</sup> July 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

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

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

Mrs S Vos, East Preston & Kingston Preservation Society

Nine members of the public

**ABSENT:** Councillors C Bowman and G Mathias

---

The meeting opened at 18:00.

Cllr Linton chaired the meeting in the absence of the Chairman of the Committee, Cllr Mathias.

### **645/19 APOLOGIES AND REASONS FOR ABSENCE**

Apologies and a reason for absence were received and accepted from Cllrs Bowman (family) and Mathias (holiday).

Apologies had also been received from two members of the public, Mr C and Mr P.

### **646/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

Cllr Wilkinson declared a Personal Interest in Planning Application EP/75/19/HH as he and the Applicant are both members of the board of the Angmering-on-Sea Estate Residents' Association and are both residents of that same private estate. Cllr Wilkinson said he reserved the right to speak upon and vote upon the Application.

### **647/19 PUBLIC SESSION**

The Chairman proposed, as there were several members of the public present, they be given the opportunity to speak upon the applications they wished to speak upon as and when they arose. The committee AGREED to this proposal.

### **648/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

#### Observations by 1<sup>st</sup> 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

Mrs A1 and Mrs P joined the meeting at this point. Mrs A1 explained the background to her visit and explained why the revised plans under consideration were larger than the previous version.

Comments received from a member of the public had been circulated to committee members in advance of the meeting.

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

The committee AGREED unanimously it would not object to this version of this Application.

Mrs A1 and Mrs P left the meeting at this point.

**EP/74/19/HH**

Hip to barn hip extension, north dormer extension, single storey rear extension  
2 Hillview Crescent, East Preston, BN16 1RD

Mr T joined the meeting at this point. Mr T explained the background to this latest version of his Application and answered questions from committee members.

Public comments had been circulated to members of the committee in advance of the meeting.

Mrs Vos said the Preservation Society would again object to this Application for the impact it would have upon the streetscene.

The committee AGREED unanimously it too would again object to this Application on the grounds its impact upon the streetscene was still contrary to policies D DM1 and D DM4 of the Arun Local Plan and Policies 1 and 3 of the East Preston Neighbourhood Plan.

Mr T left the meeting at this point.

**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

Mr C and Dr B joined the meeting at this point.

Mrs Vos said the Preservation Society had no objections to raise against this Application.

No public representations had been received about this Application.

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

Mr C and Dr B left the meeting at this point.

**EP/80/19/HH**

Orangery to replace existing rear conservatory  
Wistaria Cottage, The Street, East Preston, BN16 1HZ

Mrs A2 and Mrs B joined the meeting at this point. Mrs A2 gave the background to the Application.

Mrs Vos said the Preservation Society had no objections to this Application.

No public representations had been received about this Application.

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

**EP/81/19/L**

(Listed Building consent for) Orangery to replace existing rear conservatory

Wistaria Cottage, The Street, East Preston, BN16 1HZ

Mrs Vos said the Preservation Society had no objections to this Application.

No public representations had been received about this Application.

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

Mrs A2 and Mrs B left the meeting at this point.

Observations by 25<sup>th</sup> 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

Mrs Vos said the Preservation Society would be objecting to this Application as it was felt to be contrary to Policy D DM1.1 of the Arun Local Plan in its choice of materials.

No public representations had been received about this Application.

The committee AGREED unanimously to object to this Application on its choice of materials. The committee had no objection to the proposed building works, just the materials.

Observations by 8<sup>th</sup> 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

Mr W joined the meeting at this point. He provided some background to his Application.

No public representations had been received on this Application.

Mrs Vos said she thought the Preservation Society would not be objecting to the building but would be objecting to the choice of materials as these were still too monochrome a palette, despite Mr W's attempts to introduce more wood and softer colours into his proposal. Mr W said he was happy to go back to his architect to try to meet the concerns of the Preservation Society.

The committee AGREED not to object to this Application but to comment upon its preference for a less stark choice of materials.

Mr W left the meeting at this point.

Observations by 1<sup>st</sup> August 2019

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

This property is within the SEAFIELD ROAD (part), PALM COURT COTTAGES, SOUTH STRAND (part) – EAST PRESTON Area of Special Character.

Mrs Vos felt the Preservation Society was inclined to object to the colour palette and choice of materials as these were not in keeping with neighbouring properties.

No public representations had been received.

The committee AGREED unanimously to object to this Application as it could be overdevelopment of the plot, the materials were not in keeping with the long-standing,

neighbouring properties, the plot is within an Area of Special Character, the current proposal was significantly taller than the granted Planning Permission for the site (EP/105/16/PL) which, in turn, made the roof rather overbearing to the proposed property.

Purely as a matter of interest, the Clerk made the committee aware a Senior Environmental Health officer at ADC had asked for a condition to be added to any Planning Permission given, "Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the local planning authority for approval and thereafter implemented"; this was in accordance with Policy QE DM3(c) of the Arun Local Plan which recognised new petrol and diesels cars will not be sold beyond 2040.

**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

Mrs Vos said the Preservation Society would probably not be commenting on this Application.

No public representations had been received.

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

#### **649/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

#### **650/19 LICENSING APPLICATIONS**

None

#### **651/19 ARUN DISTRICT COUNCIL GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (G&T DPD) CONSULTATION 2019**

In advance of the meeting, the Clerk had circulated an email received on 8<sup>th</sup> July from ADC inviting the council to comment on the above consultation. The committee considered this and AGREED unanimously it had no comments to submit to this consultation.

#### **652/19 ARUN DISTRICT COUNCIL NON-STRATEGIC SITES DPD ISSUES & OPTIONS CONSULTATION**

In advance of the meeting, the Clerk had also circulated an email received on 9<sup>th</sup> July from ADC advising of three ongoing consultations: the above Gypsy and Traveller and Travelling Showpeople consultation; Parking Standards; and Open space, Playing Pitches and Built Sports Facilities.

The committee AGREED the council should attempt a response to the Parking Standards consultation. Cllr Moore and Cllr Linton agreed to work on this with Cllr Linton reviewing a first pass response from Cllr Moore. The closing date for comments was 30<sup>th</sup> July.

#### **653/19 MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> JUNE 2019**

The draft Minutes had been circulated to all councillors on 26<sup>th</sup> June, asking for any suggested amendments by return. Cllrs Moore and Wilkinson had both confirmed their satisfaction with the Minutes in response to that circulation.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24<sup>th</sup> June. This action was duly completed by Cllr Linton.

#### **654/19 MATTERS ARISING FROM PREVIOUS MEETINGS**

Nothing was raised.

## **655/19    RECENT DECISIONS**

The committee NOTED the following decision recently made by the Local Planning Authority, ADC:

\* denotes Application against which the council raised objections

<b>EP/47/19/HH *</b>	Two storey side extension ... 11 Michel Grove, East Preston	Approved subject to Conditions (Delegated)
<b>EP/49/19/HH</b>	Single storey side / rear extension 19 The Roystons, East Preston	Approved subject to Conditions (Delegated)
<b>EP/52/19/HH</b>	Remove existing chalet & erection of new two bay open carport... Pine Lodge, Kingston Lane, East Preston	Approved subject to Conditions (Delegated)
<b>EP/56/19/HH</b>	Removal of existing extension & erection of new single storey side & rear extensions... 12 Willowhayne Avenue, East Preston	Approved subject to Conditions (Delegated)
<b>EP/57/19/HH</b>	Single storey rear extension Ilex Cottage, The Street, East Preston	Approved subject to Conditions (Delegated)

## **656/19    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 the revised Application, EP/180/18/PL, would be referred to the Development Control Committee within the near future. The last correspondence had been on 17<sup>th</sup> 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 26<sup>th</sup> April)

## **657/19    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 14:00 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 14:00 on the day of the meeting.

**658/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**659/19 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**660/19 CORRESPONDENCE**

Nothing to report.

**661/19 NEW MATTERS FOR THE NEXT MEETING (12<sup>TH</sup> AUGUST)**

Nothing.

*The Meeting closed at 18:51.*

Chairman: *Clr Glyn Mathias* Date: **12<sup>th</sup> August 2019**