



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

- MINUTES:** of the Committee Meeting held on Monday, 12th August 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs
- MEMBERS PRESENT:** Councillors C Bowman, E Linton, G Mathias (Chairman), D Moore (from 18:18), S Toney and S Wilkinson
- ALSO:** Clerk to the Council, Simon Cross
- ABSENT:** Councillor A Chapman

The meeting opened at 18:00.

688/19 APOLOGIES AND REASONS FOR ABSENCE

Apologies and a reason for absence were received and accepted from Cllr Chapman (holiday).

Apologies had also been received from two members of the East Preston and Kingston Preservation Society, Mr Sawers and Mrs Vos. Mr Sawers had advised the society had no objections to any Application on this meeting's Agenda.

689/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

None were declared at this part of the meeting.

690/19 PUBLIC SESSION

No members of the public were present.

691/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 15th August 2019

EP/85/19/HH Single storey rear extension
36 Roundstone Crescent, East Preston, BN16 1DG

The council had received no public representations about this Application.

The committee AGREED unanimously it had no objections to this Application as the proposed extension would not be visible from in front of the property.

EP/90/19/HH Proposed ground floor rear extension, internal redesign and all associated works at -
34 Warren Crescent, East Preston, BN16 1BJ

The council had received no public representations about this Application.

The committee AGREED unanimously it had no objections to this Application as the proposed extension would not be visible from in front of the property.

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

The council had received no public representations about this Application.

The committee AGREED unanimously to abide by any recommendations posited by the ADC arboriculturist in this Application..

692/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

693/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

694/19 ARUN DISTRICT COUNCIL STATEMENT OF LICENSING POLICY

ADC had written to the council on 19th July asking it to comment upon its revised Statement of Licensing Policy. The Clerk had circulated the 54-page document to councillors on 2nd August advising them it would be discussed at this meeting.

Cllr Wilkinson said he had read much of the document and believed it to be sound. The committee AGREED unanimously there was no need for the council to submit comments on the document, which comes into effect on 1st January 2020.

(Cllr Moore arrived at the conclusion of this item.)

695/19 MINUTES OF THE MEETING HELD ON 22ND JULY 2019

The draft Minutes had been circulated to all councillors on 23rd July, asking for any suggested amendments by return. Cllrs Moore and Wilkinson had replied confirming their contentment with the draft Minutes.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 22nd July. This action was duly completed by Cllr Mathias.

696/19 MATTERS ARISING FROM PREVIOUS MEETINGS

The following report was circulated in advance of the meeting:

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

The Clerk also referred to comments made by a member of the public after the official close of the meeting on 22nd July. The member of the public had expressed concern at the involvement of the East Preston & Kingston Preservation Society in Planning & Licensing Committee meetings. The Clerk reminded the committee the following provision was in the Terms of Reference for the Planning & Licensing Committee, as it was for all committees, "The committee is authorised by the council to obtain external legal or other professional advice and to secure the attendance of anyone it considers has relevant experience, expertise or knowledge with the agreement of the Chairman of the Council and the Chairman of the Finance & General Purposes Committee." The attendance of East Preston & Kingston Preservation Society representation did not come at a cost and fell under the banner of "the attendance of anyone it considers has relevant experience, expertise or knowledge."

697/19 RECENT DECISIONS

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

* denotes Application against which the council raised objections

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)

The Clerk explained this Application would not usually have come to the committee as it was a non-material amendment (NMA) Application. However, he had consulted with the chairman of the committee as the Preservation Society had concerns about the introduction of a circular feature in a row of houses which currently do not have any circular features. The council had subsequently submitted an objection to this proposal.

698/19 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 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 17th May.

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)

Now the Planning Inspectorate had dismissed this appeal (see below), the Clerk presumed the Breach of Condition Notice would have been served by ADC now.

699/19 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 17:00 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 the appeal had been dismissed by the inspector on 1st August. The Clerk explained the inspector’s decision and said he would circulate the Decision Notice to all committee members.

700/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

701/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

702/19 CORRESPONDENCE

With the Agenda for this meeting, the Clerk had circulated an email from ADC, received 19th July, *Arun District Council CIL Statement of Modifications Right to be Heard*. The committee considered this and AGREED unanimously no further action was required.

The Clerk read a request from the Chairman of the East Preston & Kingston Preservation Society saying the society would be objecting to Planning Application EP/102/19/CLP, which was titled, "Application for Certificate of Lawfulness for a Proposed Use - Use of land to station a mobile home/family annexe for use incidental to the main dwelling". The council was not a statutory consultee on this sort of Application which solely looks at the legality of a proposal. Cllrs Moore and Wilkinson declared a Personal Interest in this Application as fellow residents on the Angmering-on-Sea private estate. Neither voted on this matter. The committee understood this but AGREED unanimously it needed to express its concerns about this Application, namely the larger footprint of the proposed building over the garage being replaced, the reduction in usable outside amenity area and the reduction in parking at the property.

Cllr Bowman reported on the Training Seminar she had attended on 8th August with the Clerk and Cllr Linton.

703/19 NEW MATTERS FOR THE NEXT MEETING (27TH AUGUST)

Nothing.

The Meeting closed at 18:45.

Chairman: *Cllr Glyn Mathias* Date: **23rd September 2019**