



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 23rd September 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS PRESENT: Councillors C Bowman, A Chapman, E Linton, G Mathias (Chairman), D Moore and S Toney

ALSO: Clerk to the Council, Simon Cross
Mrs S Vos, East Preston and Kingston Preservation Society
Four members of the public

ABSENT: Councillor S Wilkinson

The meeting opened at 18:00.

807/19 APOLOGIES AND REASONS FOR ABSENCE

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

808/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

Cllrs Mathias declared a Personal Interest in Planning Application EP/108/19HH, as he lives very close to the Application site.

809/19 PUBLIC SESSION

Mr B spoke in support of his and his wife's Planning Application for 9 Nursery Close, EP/110/19/PL.

Mr N questioned whether or not the subject of Planning Application, EP/179/18/PL had been sold to the same developer as was developing the adjacent Scorton site. The Clerk responded the council was not party to such information but the Planning Application remained in the same names it had been in for the past ten months or so.

810/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 3rd October 2019

EP/110/19/PL	Variation of condition 5 imposed under EP/145/17/HH relating to window on NW dormer elevation to be obscured glazed, top hung with restricted opening 9 Nursery Close, East Preston, BN16 1QD
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Other public correspondence received about this Application had been made available to all committee members prior to the meeting.

Mrs Vos said the East Preston & Kingston Preservation Society would not be objecting to this Application.

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

(Mr and Mrs B and Mr J left the meeting at this point.)

Observations by 19th September 2019

EP/179/18/PL Demolition of existing house & erection of 3x 3 bedroom houses together with landscaping, car parking and fencing (revised plans)
Gladwyn, The Street, East Preston, BN16 1HT

Mrs Vos said the East Preston & Kingston Preservation Society would not be withdrawing its objections to this Application nor would it be adding to them.

No other public representations had been received about this Application.

The committee AGREED unanimously to continue to object to this Application. It still felt three properties was an overdevelopment of the site, and the new staggered design was no better than the previous design. Although efforts had been made to increase the parking available on site, the committee still felt the parking provision was too low for the number of occupants the houses could hold, especially when on-street parking is limited in the area of the property.

(Mr N left the meeting at this point.)

Observations by 26th September 2019

None

Observations by 3rd October 2019

EP/41/19/PL Loft conversion to existing flat (revised plans)
128 Sea Road, East Preston, BN16 1NN

Mrs Vos said the Preservation Society was not likely to object to this Application.

The committee AGREED the Clerk should contact the Chairman of the Preservation Society and ask for the Society's support in fighting the front dormer aspects of this Application which would markedly alter the streetscene of a number of matched properties.

No other public representations had been received about this Application.

The committee AGREED the revised plans did not meet its objections to the original iteration of this Application, i.e. the front dormer design will still change the streetscene unacceptably.

EP/109/19/PL Application for variation of a condition following grant of planning permission EP/121/17/PL relating to condition no. 2 – plans – reduce footprint & massing
16 Worthing Road, East Preston, BN16 1AZ

Mrs Vos said the Preservation Society would not object to this Application.

No other public representations had been received about this Application.

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

Observations by 10th October 2019

EP/82/19/HH Erection of a fence
31 Cheviot Close, East Preston, BN16 1EX

Mrs Vos said the Preservation Society had concerns about this Application as it was a prominent corner site. The Society would not be objecting but would be commenting upon the benefits soft landscaping could bring to the proposal.

No other public representations had been received about this Application.

The committee AGREED unanimously to object to this Application as the height of the proposed fence went against the still generally open frontages nearby. The committee asked the Clerk to provide similar commentary to that of the Preservation Society on this Application.

EP/108/19/HH Two storey front, two storey side and two storey rear extension and additional parking bay to garage
Caprice, 17 Tamarisk Way, East Preston, BN16 2TF

Mrs Vos said the Preservation Society would not be objecting to this Application but was concerned the proposal should use materials to harmonise with neighbouring properties. Mrs Vos reminded the committee the Application site was just two doors down from a Grade II Listed Building, Vista Point.

No other public representations had been received about this Application.

The committee AGREED unanimously not to object to this Application.

EP/113/19/T Crown reduction by 3m and Crown Thin by 30% to 1 No. Sycamore tree. Crown reduction by 2.5m and Crown Thin by 20% to 1 No. Norway Maple Crimson King tree.
24 Mill Pond Way, East Preston, BN16 1TG

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

No public representations had been received.

The committee AGREED unanimously to demur to whatever opinion was expressed by the ADC arboriculturist.

811/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

812/19 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

813/19 MINUTES OF THE MEETING HELD ON 12TH AUGUST 2019

The draft Minutes had been circulated to all councillors on 19th August, asking for any suggested amendments by return. Cllrs Moore had replied confirming his satisfaction with the draft Minutes.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 12th August. This action was duly completed by Cllr Mathias.

814/19 MATTERS ARISING FROM PREVIOUS MEETINGS

There was nothing to report.

815/19 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/180/18/PL *	Change of use of boat store & sail loft... Building west of 131 Sea Road, East Preston Approved subject to Conditions (Development Control Committee)
EP/58/19/HH	Two storey side extension and single storey front extension... 58 Roundstone Crescent, East Preston Approved subject to Conditions (Delegated)
EP/60/19/HH	Single storey rear extension... 90 North Lane, East Preston Approved subject to Conditions (Delegated)
EP/63/19/HH	Single storey rear extension... 91 Worthing Road, East Preston Approved subject to Conditions (Delegated)
EP/65/19/HH	Demolition of existing conservatories... 34 Sea Lane, East Preston Approved subject to Conditions (Delegated)
EP/67/19/HH	Single storey side and rear extension... Kilve, Kingston Lane, East Preston Approved subject to Conditions (Delegated)
EP/77/19/HH	Replacement of existing conservatory with single storey extension... St John's Cottage, South Strand, East Preston Approved subject to Conditions (Delegated)
EP/78/19/HH	Demolition of existing hipped roof extension... Apple Tree, Montpelier Road, East Preston Approved subject to Conditions (Delegated)
EP/80/19/HH EP/81/19/L	Orangery to replace existing rear conservatory Listed building consent for Orangery... Wistaria Cottage, The Street, East Preston Approved subject to Conditions (Delegated)
EP/84/19/HH	Two storey front extension (North)... 10 Angmering Lane, East Preston Approved subject to Conditions (Delegated)
EP/85/19/HH	Single storey rear extension 36 Roundstone Crescent, East Preston Approved subject to Conditions (Delegated)
EP/90/19/HH	Proposed ground floor rear extension... 34 Warren Crescent, East Preston, Approved subject to Conditions (Delegated)
EP/99/19/T	[tree works] Land next to 5 & 6 Midholme, Sea Lane Close, East Preston Approved subject to Conditions (Delegated)

Regarding Planning Application EP/180/18/PL for 131 Sea Road, the committee AGREED unanimously the council should ask ADC to pursue the back council tax unpaid despite the property being inhabited. The committee also AGREED a compliance case should be raised as there were conditions applied to the Planning Permission granted and these are not believed to have been met.

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.

There were no updates to the above.

817/19 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 a decision had been made on 14th August, and he had circulated the decision notice to committee members on 2nd September. The appeal had been dismissed.

818/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Cllr Bowman had attended a *Neighbourhood Planning – What’s the verdict?* Session organised by Action in Rural Sussex (AiRS) and led by Senior Development Officer, Faustina Bayo. Cllr Bowman was positive about the session and came away feeling the East Preston Neighbourhood Plan was possibly more robust than some others. Cllr Bowman would write a short report for circulation to the rest of the committee.

819/19 AREAS OF SPECIAL CHARACTER

Nothing to report.

820/19 **CORRESPONDENCE**

There was no correspondence to consider.

821/19 **NEW MATTERS FOR THE NEXT MEETING (14TH OCTOBER)**

Nothing.

The Meeting closed at 18:45.

Chairman: Cllr Glyn Mathias Date: **14th October 2019**