



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 14<sup>th</sup> October 2019 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

**MEMBERS** Councillors G Mathias (Chairman), D Moore, S Toney and S Wilkinson

**PRESENT:**

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

Mrs S Vos, East Preston and Kingston Preservation Society

**ABSENT:** Councillors C Bowman, A Chapman and E Linton

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The following abbreviations may appear in these Minutes:

ADC – Arun District Council;  
FPC – Ferring Parish Council;  
RPC – Rustington Parish Council;  
WSSC – West Sussex County Council.

AoSERA – Angmering-on-Sea Estate Residents' Association;  
KPC – Kingston Parish Council;  
WRA – Willowhayne Residents' Association;

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The meeting opened at 18:00.

### **872/19 APOLOGIES AND REASONS FOR ABSENCE**

Apologies and a reason for absence were received and accepted from Cllrs Bowman (work commitment), Chapman (ill) and Linton (holiday).

### **873/19 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

No declarations were made.

### **874/19 PUBLIC SESSION**

No members of the public were present.

### **875/19 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

#### Observations by 17<sup>th</sup> October 2019

**EP/116/19/CLE** Application for certificate of lawfulness for existing works - replacement of existing thatched roof with clay tiles & replacement of 2no. existing bay windows

Mrs Vos advised the Preservation Society had already objected to the removal of the thatched roof as this property is on the ADC Local List. Mrs Vos advised Tamarisk Way was not in a defined Area of Special Character.

The committee AGREED unanimously to object to this Application as it believed it was contrary to Local Plan Policy HER DM2 as the proposed alterations, in particular the change in the roofing material, did not respect the “architectural, landscape or historic interest” of the building. The Clerk was asked to mention the great strides made in fire prevention measures made in recent years.

The Clerk was also asked to contact the Willowhayne Residents’ Association and the ADC Conservation Officer about this Application.

[Clerk’s Note: upon checking, I found I had contacted the Conservation Officer on 20<sup>th</sup> September, asking whether he would be commenting upon this Application. His response had been, “I haven’t been consulted on this application, and I don’t think that I would be as it is a point of whether planning permission would be required for the works or not. If the case officer requires my comment, he will ensure that I am consulted.” I had replied reminding him the property was on the Local List.]

Observations by 24<sup>th</sup> October 2019

**None**

Observations by 31<sup>st</sup> October 2019

**EP/124/19/PL** 1 No. new detached single storey dwelling with associated access driveway & external works  
Rear of 16 Worthing Road, East Preston, BN16 1AZ

Mrs Vos said the Preservation Society would be objecting to this Application as it appeared to be overdevelopment of the plot and had a negative impact upon the amenities of the proposed flats on the site.

Mrs Vos said the Friends of Langmeads would also be objecting to this Application as it was overdevelopment and would have a detrimental effect on the natural drainage of the area. The development might also have an impact on the natural habitat for bats in the area.

The committee AGREED unanimously to object to this Application on the grounds of overdevelopment of site, loss of amenity space for the occupants of the proposed flats, concern about how emergency services would be able to access the property and drainage.

**EP/129/19/HH** Single storey side and rear extension  
15 Warren Crescent, East Preston, BN16 1BH

Mrs Vos stated the Preservation Society had a concern the height of the proposed extension appeared to be above the height of the existing property’s eaves.

The committee agreed with the Preservation Society’s concern and AGREED unanimously to object to this Application, also on the ground of the very small gap the proposal left between this property and the neighbouring property. Concern was also expressed about the depth of the proposed extension and the loss of off-street parking.

Observations by 7<sup>th</sup> November 2019

**EP/120/19/HH** Construction of single storey flat roof extension to rear  
Apple Tree, Montpelier Road, East Preston, BN16 1JY

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

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

## **876/19 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no Planning Applications to consider.

## **877/19 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

## **878/19 MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> SEPTEMBER 2019**

The draft Minutes had been circulated to all councillors on 24<sup>th</sup> September, 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 23<sup>rd</sup> September. This action was duly completed by Cllr Mathias.

## **879/19 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 810/19 – Arun District Council (ADC) Planning Applications – EP/179/18/PL** – the Clerk reported the council had been invited to attend both the Development Control Committee (DCC) meeting at which this Application was to be decided – the Planning Officer was recommending granting Planning Permission – and also the pre-site inspection panel visit of the Development Control Site Inspection Panel ahead of the DCC meeting.

Cllr Mathias and the Clerk had attended the pre-site inspection panel visit on 3<sup>rd</sup> October. The ADC Planning Officer, Richard Castro-Parker was present as were the following ADC councillors: Ricky Bower (East Preston), John Charles (Barnham), Gill Yeates and Martin Lury (both Bersted).

Cllr Moore represented the council at the DCC meeting on 9<sup>th</sup> October. That meeting had started at 14:30 but the Application had only been considered at 17:50. Cllr Moore reported some confusion over the meeting which had initially appeared to vote against the Planning Officer's recommendation to approve this Planning Application but had then agreed to a further site meeting between ADC and WSCC Highways. Cllr Moore said those councillors present at the pre-site inspection panel visit commented they had witnessed the traffic problems parking in The Street caused and how there was insufficient parking provided on the site. They had also commented upon the proposed loss of some of the existing flint wall at the front of the property and how the pavement layout did not give good visibility for anyone trying to drive out of the site anyway. The Clerk had subsequently spoken to the Planning Officer who had said the Application was now being handled by his manager, Juan Baeza, and his understanding was the DCC meeting had not made any decisions on the Application beyond agreeing a decision should be deferred until after the meeting with WSCC Highways.

**Minute 810/19 – Arun District Council (ADC) Planning Applications – EP/179/18/PL** – the Clerk reported the council had contacted the Chairman of the East Preston & Kingston Preservation Society asking for the Society's support in its objections to the part of this Application which would see dormer windows put into the roof at the front of this property. That support had not been forthcoming and Planning Permission had now been granted for the dormer windows.

**Minute 815/19 – Recent Decisions – EP/180/18/PL** – the Clerk reported he had written to the Revenue & Benefits Department asking for it to investigate the possibility of back council tax related to the building to the west of 131 Sea Road. He had not yet raised the Compliance Case although he had asked a Compliance Officer if there was a grace period with retrospective approvals, but she had said a new case should just be raised when it was felt appropriate.

The Chairman asked whether clarity could be given on the status of Condition 4 of Planning Permission EP/139/03 – was it considered Discharged now this Planning Permission had been granted.

## **880/19 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/102/19/CLP**      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  
                         8 Willowhayne Avenue, East Preston

**K/16/19/PL \***

Proposed single four bed dwelling  
The New Stables, Kingston

Refused (Delegated Powers)

The Clerk explained the council had been asked by Kingston Parish Council to support its objections to Application K/16/19/PL as this would be building within an area designated as countryside and outside the built-up area boundary and would also be on Grade 1 agricultural land amongst other reasons. The request had come in at short notice, and the Clerk had received agreement from the committee Chairman the council could submit its support of Kingston Parish Council's objections to ADC. Ferring Parish Council had also supported Kingston Parish Council's objections. Mrs Vos added the Preservation Society had also objected to this Application.

This Application was refused Planning Permission on the following grounds:

“The proposed development is sited outside of the Built Up Area Boundary of Kingston in an open and rural location within the East Preston and Ferring Settlement Gap. As a result of its scale and location the proposal will have an unacceptable impact on this open character and serve to encroach onto the settlement gap and thereby compromise its integrity and aim to prevent coalescence between the settlements of East Preston and Ferring in conflict with policies C SP1, SD SP3 and D DM1 of the Arun Local Plan and policies KPNP 2 and KPNP 3 of the Kingston Parish Neighbourhood Plan.

“The proposed development will lead to an unacceptable increase in the use of fossil fuels and help to deteriorate the health and well being of the Districts population given that the site is not safely accessible to non motorised means of transport and does not provide a safe walking and cycling environment in conflict with policies T SP1 and HWB SP1 of the Arun Local Plan.”

#### **881/19 COMPLIANCE MATTERS**

**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)

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 was no update on the case above.

#### **882/19 PLANNING INSPECTORATE APPEALS**

None

#### **883/19 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

#### **884/19 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**885/19**    **CORRESPONDENCE**

There was no correspondence to consider.

**886/19**    **NEW MATTERS FOR THE NEXT MEETING (28<sup>TH</sup> OCTOBER)**

Nothing.

*The Meeting closed at 18:39.*

Chairman: *Cllr Glyn Mathias*    Date: **28<sup>th</sup> October 2019**