



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 27th January 2020 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS PRESENT: Councillors K Bradshaw, E Linton, G Mathias (Chairman), D Moore, S Toney and S Wilkinson

ALSO: Clerk to the Council, Simon Cross

Mrs S Vos, East Preston & Kingston Preservation Society

Mr P (until 18:10)

ABSENT: Councillor C Bowman

The following abbreviations may appear in these Minutes:

ADC – Arun District Council;
EPKPS – East Preston and Kingston Preservation Society;
KPC – Kingston Parish Council;
WRA – Willowhayne Residents' Association;

AoSERA – Angmering-on-Sea Estate Residents' Association;
FPC – Ferring Parish Council;
RPC – Rustington Parish Council;
WSCC – West Sussex County Council.

The meeting opened at 18:02.

070/20 APOLOGIES AND REASONS FOR ABSENCE

An apology and a reason for absence were received and accepted from Cllr Bowman (holiday).

071/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Willowhayne Estate, Cllrs Linton and Mathias declared a Personal Interest in EP/168/19/HH as it involved another property on the same estate.

072/20 PUBLIC SESSION

Mr P explained the background to his Planning Application, EP/5/20/HH. The committee AGREED to consider this Application first.

073/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 20th February 2019

EP/5/20/HH Single storey side extension (The application may affect the setting of a Listed Building)
15 Nursery Close, East Preston, BN16 1QD

Mrs Vos said the Preservation Society would be raising no objections to this proposal.

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

(Mr P thanked the committee and left at this point.)

Observations by 30th January 2020

EP/163/19/HH Single storey rear extension
4 Langmeads Close, East Preston, BN16 3FF

The Clerk had received apologies from the applicants who would have attended had they been able.

Mrs Vos said the Preservation Society would not be raising objections to this proposal. She did not believe the Friends of Langmeads would be objecting either.

The committee AGREED unanimously not to object to this Application.

Observations by 6th February 2019

EP/158/19/HH Demolition of existing garage & outbuildings, ground floor alterations to 2 No. bay windows & fenestration & external materials alterations, erection of a new balcony, replacement garages & new dormer
The Breakers, 29 Tamarisk Way, East Preston, BN16 2TE

Mrs Vos said the Preservation Society would be objecting to this Application at it was contrary to Policy HER SP1 in the Arun Local Plan. This policy stated, "Non-designated heritage assets including locally listed heritage assets (Building or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. Development likely to prejudice any of the above, including their settings, will be refused."

The Breakers was built in about 1936 on the Local List as a Building of Character.

The committee AGREED unanimously it would object strongly to this proposal as it was contrary to Policies HER SP1 and HER DM2 in the Arun Local Plan. HER DM2 stated, "Proposals for the alteration or extension of building on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest." The applicant's intention to change the property from its original Arts & Crafts design to a New England property was clearly contrary to the above statement. The committee was concerned about the loss of the thatched roof, the proposed front boundary treatment, the proposed loss of fenestration specific to the property.

The Clerk was asked to make the District Councillors for East Preston aware of this Application.

Observations by 13th February 2019

EP/160/19/PL Demolish redundant external store and former outside toilet at rear of 43 sea road and construct a single storey extension to create a 2 bedroom apartment
Land to the rear of 43 Sea Road, East Preston, BN16 1JN

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

The committee AGREED unanimously it would object as it was concerned the proposal would not provide sufficient outside space for the occupants, it might mean a loss of

outside space for the occupants of the upstairs flat and, as no parking was being provided, it would add to the parking problems in the area.

EP/167/19/T Fell 3 No. Lime trees
Timberley, The Street, East Preston, BN16 1HU

Mrs Vos said the Preservation Society had no comments to make on this Application.

The committee AGREED unanimously to abide by the ADC arboriculturist's opinion of this Application.

EP/168/19/PL 1 no. dwelling & alterations to roof of existing dwelling (4 Beechlands Cottages) including the provision of new dormer to front elevation
4 Beechlands Cottages and land adjacent Beechlands Close, East Preston, BN16 1JT

Mrs Vos said the Preservation Society chairman was not minded to object to this Application again as it had been passed once, this was simply a renewal.

The Clerk reported the ADC Planning Officer was satisfied the Application was purely a renewal.

The Chairman drew the committee's attention to the response to this Application from WSCC Highways, "The WSCC Car Parking Demand Calculator has indicated that a dwelling of this size in this location would create a demand for three car parking spaces." Only one was being provided.

The committee AGREED unanimously to raise the same objections to this Application as it had to the original iteration, EP/41/17/PL, adding in reference to the WSCC Highways comment above. The committee believed the proposed new property would result in an unbalanced structure with the new roofline treatment at the eastern end differing from the existing western end of the terrace of only five houses.

Observations by 20th February 2019

EP/4/20/T Crown lift to 3m over lawn 2 No. Beech trees
Seacroft Apartments, 17 Sea Lane, East Preston, BN16 1NH

Mrs Vos said the Preservation Society had no comments to make on this Application.

The committee AGREED unanimously to abide by the ADC arboriculturist's opinion of this Application.

074/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

075/20 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

076/20 ADC STREET TRADING REVISION

The committee considered the following paper which had been circulated in advance of the meeting:

<insert>

The committee AGREED it had nothing to add at this time although a clarification of what was considered Street Trading would be helpful.

077/20 MINUTES OF THE MEETING HELD ON 23RD DECEMBER 2019

The draft Minutes had been circulated to all councillors on 24th December asking for any suggested amendments to be sent to the Clerk by 30th December. No suggested amendments were received.

The committee AGREED the Minutes could be signed as a true record of the meeting held on 23rd December. This action was duly completed by Cllr Mathias.

078/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was reported.

079/20 RECENT DECISIONS

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

* denotes Application against which the council raised objections

None

080/20 COMPLIANCE MATTERS

ENF/385/18 Alleged unauthorised Breach of Condition in Respect of Roof Materials
11 Beechlands Close, East Preston, BN16 1JT

The committee received the following update:

“Further to my previous correspondence, I can advise that, following negotiations with the owner and consultation with the Ward Members, a Breach of Condition Notice has today been issued in relation to the breach of planning control, at the above address.

“The Notice takes effect on 16th October 2019. The Notice requires compliance with Condition 3 of EP/45/17/HH by taking the following steps

- (1) To have placed an order for the works listed at paragraphs (2) and (3) below to be carried out
- (2) To remove the roof tiles that do not comply with the condition in that they do not match the colour and texture of the building at the time the permission was granted;
- (3) Replace the roof tiles removed under paragraph 1 with Sandtoft Double Pantile Mottled Red roof tiles.

“The period for compliance, agreed by the Director of Place, is as follows:

- (1) Paragraph 5(1) within four calendar months of the date on which the notice is served;
- (2) Paragraphs 5(2) and 5(3) within six calendar months of the date on which this notice is served.

“I hope this information is of assistance and will ensure that you are kept informed of any further developments.”

(letter dated 16th October 2019)

The Clerk reported he had received an update from the Planning Compliance Officer, as follows:

“Further to previous correspondence, I am informed work that work is to commence, to carry out the works required to comply with the Breach of Conditions Notice issued on 16th October 2019. I will write to you again when work is complete.”

(letter dated 24th January 2020)

081/20 PLANNING INSPECTORATE APPEALS

C3810/D/19/3242111 Erection of a fence
31 Cheviot Close, East Preston, BN16 1EX

The Clerk reported the Appeal had been dismissed on 23rd January. He would circulate the report to all committee members.

082/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

The Clerk reminded the committee the council had submitted, as per *Proposal 1: Assets of Community Value*, eleven local properties for inclusion on the Arun Assets of Community Value list. Those listings were only valid for five years, and would therefore be up for renewal in the middle of 2020, which would mean all had to be reapplied for. The privately-submitted listing of The Tudor Tavern was up first, and he was helping the members of the public behind that application with process advice; this would also give him some insight into how the process may have changed since 2015.

083/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

084/20 CORRESPONDENCE

None.

085/20 NEW MATTERS FOR THE NEXT MEETING (10TH FEBRUARY)

Nothing new was suggested.

The Meeting closed at 09:28.

Chairman: *Cllr Glyn Mathias* Date: **24th February 2020**