



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 24th February 2020 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS PRESENT: Councillors C Bowman, 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

Ms S L (until 18:04)

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 18:00.

143/20 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

144/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Angmering-on-Sea Estate, Cllrs Moore and Wilkinson declared a Personal Interest in Planning Applications EP/7/20/HH and EP/16/20/HH as both involved other properties on the same estate. Cllr Moore also knew the applicant for EP/16/20/HH.

145/20 PUBLIC SESSION

Ms L did not speak at this point in the meeting.

146/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 5th March 2020

EP/13/20/HH Single storey rear extension
18 Orchard Road, East Preston, BN16 1RB

Ms L gave the background to her Application.

Mrs Vos said the Preservation Society would not be raising any objections to this Application.

No other public comments were known about.

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

Ms L thanked the committee and said there was nothing she disliked about living in the village.

(Ms L left the meeting at this point.)

Observations by 27th February 2020

EP/7/20/HH Removal of existing pitched roof over kitchen, construction of single storey side/ rear extension and new shallower pitch roof over new kitchen/family room together with internal alterations
Ashfield, South Strand, East Preston, BN16 1PN

Cllrs Moore and Wilkinson had declared a Personal Interest in this Application as they both live on the same private estate.

Mrs Vos said there were no objections from the Preservation Society.

No other public representations were known about.

The committee AGREED unanimously not to raise any objections to this Application.

Observations by 12th March 2020

EP/16/20/HH To remove existing thatch roof and replace with tile roof
9 South View, East Preston, BN16 1PX

Cllrs Moore and Wilkinson had declared a Personal Interest in this Application as they both live on the same private estate.

Mrs Vos said there were no objections from the Preservation Society. Unlike the Application for Breakers in Tamarisk Way, which also proposes removal of the thatch, the thatch on this property was less architecturally interesting than that on Breakers.

No other public representations were known about.

The committee AGREED unanimously to defer consideration of this Application until the meeting scheduled for 9th March as a delivery of thatch had been noted at the property. This seemed to conflict with the Planning Application.

147/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no Planning Applications to consider.

148/20 LICENSING APPLICATIONS

113344 East Preston Perfect Pizza Ltd.
9 The Parade, Willowhayne Crescent, East Preston, BN16 1NS

The committee considered this Application at length. Noting there were only four areas on which they could comment, the committee expressed concerns the extended hours might cause additional public nuisance, as would the potential for double parking of delivery vehicles. There was also concern about the amount of litter possibly generated by the business and how this ends up across the Village Green, up and down Sea Road and along Willowhayne Avenue.

The committee AGREED unanimously to flag these concerns and to ask ADC to grant the licence until only 01:00 on Friday and Saturday nights, if it was minded to grant the licence at all.

149/20 MINUTES OF THE MEETING HELD ON 27TH JANUARY 2020

The committee AGREED the Minutes could be signed as a true record of the meeting held on 27th January. This action was duly completed by Cllr Mathias.

150/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing was reported.

151/20 RECENT DECISIONS

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

* denotes Application against which the council raised objections

EP/148/19/PL *	Application for variation of condition no 2 imposed on planning permission EP/52/18/PL... Scorton, 9 Lime Tree Close, East Preston	Refused
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The single reason given for the refusal of this Application were:

“The lack of additional car parking provision will result in increasing road congestion adversely affecting highway safety in the area in conflict with policy TSP1 of the Arun Local Plan and the Council's Parking Standards Supplementary Planning Document (January 2000).”

EP/162/19/HH	Single storey front and rear extensions... 2 Meadow Park, East Preston	Approved subject to Conditions
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EP/163/19/HH	Single storey rear extension 4 Langmeads Close, East Preston	Approved subject to Conditions
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EP/165/19/NMA	Non-material amendment following the grant of reference EP/166/18/HH for the alteration of rear parapet roof profile and addition of first floor window to southern elevation 100 Sea Road, East Preston	Approved
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152/20 COMPLIANCE MATTERS

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

153/20 PLANNING INSPECTORATE APPEALS

C3810/D/20/3244501 Hip to Barn Hip Extension & Single Storey Rear Extension
(EP/74/19/HH) 2 Hillview Crescent, East Preston, BN16 1RD

The Clerk reported the council had been advised of this new Planning Inspectorate Appeal. The appeal was to be determined on the basis of written representations. As the appeal was proceeding under the Householder Appeals service, there was no opportunity for further comments to be submitted. The closing date for the withdrawal of any previous comments was 4th March.

The Clerk felt uncertain as to whether or not the Planning Inspector would also look at comments made against earlier iterations of the remodelling of this property.

The Clerk reported contact had been made with District Councillors and the local MP about the unfairness objectors were unable to comment further at this time.

154/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

155/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

156/20 ASSETS OF COMMUNITY VALUE

The Clerk reminded the committee it needed to start thinking about whether or not to relist all or some of the properties listed in Proposal 1: Assets of Community Value.

There was some discussion about The Tudor Tavern which was the first village property to be listed as an Asset of Community Value and The Seaview Hotel which was the last property to be listed. Both of these had been listed following an application by a private individual. The re-listing of The Tudor Tavern was being managed by that individual's daughter. These two venues could only be listed by the council if they were included in the Neighbourhood Plan and had, therefore, been voted upon by the public.

It was agreed to take no further action pending a decision from the Preservation Society it would help with a review of the Neighbourhood Plan.

157/20 CORRESPONDENCE

The Clerk asked if any committee member could attend the ADC Development Control Committee meeting on 4th March at 13:00 to represent the council objections to Planning Application, EP/168/19/PL for land adjacent to 4 Beechlands Close. Cllr Mathias said he would let the Clerk know; Cllr Bowman said she could attend if Cllr Mathias was unable.

158/20 NEW MATTERS FOR THE NEXT MEETING (9TH MARCH)

Nothing new was suggested.

The Meeting closed at 18:38.

Chairman: *Cllr Glyn Mathias* Date: **9th March 2020**