



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 9<sup>th</sup> March 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

**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 18:00.

### **190/20 APOLOGIES AND REASONS FOR ABSENCE**

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

Retrospective apologies were received from Cllr Moore.

An apology had also been received from Mrs Vos of the East Preston and Kingston Preservation Society. The Clerk had received an email from the Chairman of the Preservation Society, Mr Sawers, advising the society had no objections to the Applications on this meeting's agenda.

### **191/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

As a resident of the Angmering-on-Sea Estate, Cllr Wilkinson declared a Personal Interest in Planning Applications EP/16/20/HH and EP/22/20/HH as both involved other properties on the same estate.

### **192/20 PUBLIC SESSION**

No members of the public were present.

### **193/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

Observations by 12<sup>th</sup> March 2020

**EP/16/20/HH** Remove existing thatch roof and replace with tile roof, removal of chimney and recladding of some existing walls  
9 South View, East Preston, BN16 1PX

The Clerk reported no public representations had been received about this Application.

It was reported the thatch had been patched up and looked much better but the removal of the thatch was still part of the Application. There was some discussion about whether the council should be objecting to the removal of the thatch.

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

Observations by 19<sup>th</sup> March 2020

**None**

Observations by 26<sup>th</sup> March 2020

**EP/21/20/HH** Single storey rear extension and conversion of roofspace to habitable use to include a rear dormer  
123 Roundstone Drive, East Preston, BN16 1EN

The Clerk reported no public representations had been received about this Application.

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

**EP/22/20/HH** Single storey front extension and porch to front  
Mariners House, South Strand, East Preston, BN16 1NY

The Clerk reported no public representations had been received about this Application.

Cllr Wilkinson stated the Angmering-on-Sea Estate Residents' Association had agreed to raise objections to this Application as it had concerns the proposed development would lead to cars parked on the property overhanging the road, and this was a safety issue.

The committee AGREED unanimously to support the Association's objections to this Application.

**194/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**195/20 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

**196/20 MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> FEBRUARY 2020**

The committee AGREED the Minutes could be signed as a true record of the meeting held on 24<sup>th</sup> February. This action was duly completed by Cllr Mathias.

**197/20 MATTERS ARISING FROM PREVIOUS MEETINGS**

**Minute 148/20 – Licensing Applications** – the Clerk advised the meeting the council's objections to the Application for a Late Night Refreshments licence for East Preston Perfect Pizza Ltd had been submitted. The closing date for comments was 12<sup>th</sup> March. He had seen three different sets of objections submitted to ADC by local residents.

**198/20    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/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  
Refused

The reasons given for the refusal of this Application were:

“1 Due to its location and design, the proposal would have an alien appearance which would have an unacceptable impact on the established character and appearance of the locality in conflict with policies D DM1 and D SP1 of the Arun Local Plan and policy 1 of the East Preston Neighbourhood Plan.

“2 Due to the length and height of the proposed development in close proximity to the rear of neighbouring properties it will have an overbearing and unneighbourly impact on these properties in conflict with D DM1(3) of the Arun Local Plan.

“3 The proposed dwelling due to the location of its windows and deletion of the rear garden space dedicated 43 Sea Road will provide a dwelling with an unsuitable living environment for prospective residential occupiers and harm the residential amenities of existing neighbouring occupiers in conflict with policies D DM1 and QE SP1 of the Arun Local Plan.

“4 The proposed development does not meet the requirement for vehicle parking and therefore results in extra, harmful demand for on-street parking within the locality, in conflict with policies TSP1 of the Arun Local Plan and policy 1 of the East Preston Neighbourhood Plan.”

**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  
Refused

The sole reason given for refusal of this Application was:

“The proposed dwelling by virtue of its poor design and lack of sufficient car parking will result in unacceptable harm to the character and appearance of the locality and areas highway safety contrary to policies D SP1, D DM1, T SP1 of the Arun Local Plan, Arun District Council Parking Standards Supplementary Planning Document and policy 1 of the East Preston Neighbourhood Plan January 2020.”

Cllr Bowman had represented the council at the Development Control Committee meeting at which this decision had been taken. Cllr Bowman had waited almost five hours for this Application to be considered. The committee thanked Cllr Bowman, in her absence, for her attendance at the Development Control Committee meeting.

**199/20    COMPLIANCE MATTERS**

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

There was no further update to the following:

“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 16<sup>th</sup> October 2019. I will write to you again when work is complete.”

**200/20 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 closing date for comments had passed and there was no update as of 14:00 on the day of the meeting.

**201/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**202/20 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**203/20 ASSETS OF COMMUNITY VALUE**

The Clerk advised the meeting the Preservation Society had agreed no changes were necessary to the list of buildings in *Proposal 1: Assets of Community Value* in the East Preston Neighbourhood Plan. The committee AGREED to recommend to Full Council the whole list is resubmitted for consideration as Assets of Community Value once ADC gives notice the listings are close to expiry.

**204/20 CORRESPONDENCE**

Nothing to report.

**205/20 NEW MATTERS FOR THE NEXT MEETING (23<sup>RD</sup> MARCH)**

Nothing new was suggested.

*The Meeting closed at 18:23.*

Chairman: *CLLr Glyn Mathias* Date: **22<sup>nd</sup> June 2020**