



# EAST PRESTON PARISH COUNCIL

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## **PLANNING AND LICENSING COMMITTEE**

**MINUTES:** of the Committee Meeting held on Monday, 22<sup>nd</sup> June 2020 at 18:00hrs via the Zoom online meeting application

**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 and Kingston Preservation Society

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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.

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The meeting opened at 18:00.

Following the Annual Meeting of the Council on 4<sup>th</sup> May, the membership of this committee was Cllrs Bowman, Bradshaw, Mathias, Moore and Wilkinson. As Chairman and Vice-Chairman of the Council respectively, Cllrs Toney and Linton were entitled to attend and vote at meetings of this committee.

Owing to the COVID-19 pandemic and the inability to hold face-to-face meetings, the Clerk had asked committee members to let him know by 19<sup>th</sup> May whether or not they wanted to be stand for Chairman or Vice-Chairman of the committee. Committee members were then given the opportunity to vote Yes or No for each candidate by midday on 20<sup>th</sup> May. Cllr Bradshaw confirmed he had acted as a Virtual Teller for both elections.

### **374/20 APPOINTMENT OF A COMMITTEE CHAIRMAN FOR THE YEAR 2020/21**

Cllr Mathias was appointed unopposed.

Cllr Bradshaw confirmed he had seen the votes of the six councillors who had voted and that Cllr Mathias had been appointed unanimously.

### **375/20 APPOINTMENT OF A COMMITTEE VICE-CHAIRMAN FOR THE YEAR 2020/21**

Cllr Linton was appointed unopposed.

Cllr Bradshaw confirmed he had seen the votes of the six councillors who had voted and that Cllr Linton had been appointed unanimously.

### **376/20 APOLOGIES AND REASONS FOR ABSENCE**

All committee members were present.

### **377/20    PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS**

As fellow residents of the Willowhayne private estate, Cllrs Bowman, Linton and Mathias declared a Personal Interest in Planning Application EP/67/20/PL for Land adjacent to 45 The Ridings, also on the Willowhayne private estate.

As a member of the Angmering-on-Sea Estate Residents' Association board, Cllr Wilkinson declared a Personal Interest in EP/57/20/HH as the board had written to households on the estate that might be affected by Planning Application EP/57/20/HH at 32 Vermont Drive.

### **378/20    PUBLIC SESSION**

No members of the public were present.

### **379/20    ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS**

The committee considered the following Planning Applications:

#### Observations by 25<sup>th</sup> June 2020

**EP/55/20/HH**      Single storey rear extension  
49 Somerset Road, East Preston

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

The committee AGREED unanimously not to object to this Application.

**EP/56/20/HH**      New garage  
2 Golden Avenue, East Preston

Mrs Vos said the Preservation Society would be objecting to this Application, not only because it fell within an Area of Special Character but also because the proposal could result in overdevelopment of the site.

The committee AGREED unanimously to object to this Application as the scale of the proposed garage would constitute overdevelopment of the site. There was also some concern about the poor design of the proposed garage and lack of information on materials.

A further concern was expressed about the location of the yellow notice for this Application, visible from the other side of North Lane but not safe to read.

#### Observations by 2<sup>nd</sup> July 2020

**None**

#### Observations by 9<sup>th</sup> July 2020

**EP/57/20/HH**      Loft conversion with side dormer and hip to gable extension to rear  
32 Vermont Drive, East Preston, BN16 1LA

Mrs Vos advised the Preservation Society may object to this Application but the plans were very poor and the Society had not yet decided its stance.

The committee members were aware of concerns raised by the occupants of properties in The Nookery, worried about how the redevelopment of this property would leave them overlooked.

The committee AGREED unanimously to object to this Application as the proposed redevelopment was overbearing, unneighbourly, of poor design and could lead to

unacceptable overlooking. The committee suggested a condition be applied that any dormer windows on the side and rear elevations be of frosted glass.

Observations by 16<sup>th</sup> July 2020

**EP/67/20/PL**

1 No. detached house & formation of associated new access  
Land adjacent to 45 The Ridings, East Preston, BN16 2TW

The Clerk had circulated to all committee members anonymised comments from five households.

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

The committee AGREED to object on the grounds of insufficient provision of car-parking for the size of the property. After some further debate the committee AGREED the Clerk should seek clarification about the number of storeys as Policy 4.14 of the East Preston Neighbourhood Plan stated, "New or altered buildings that exceed two stories in height will rarely be acceptable." There was also some concern about the proximity of the proposed building to the northern boundary of the site.

**380/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS**

There were no WSCC Planning Applications to consider.

**381/20 LICENSING APPLICATIONS**

There were no Licensing Applications to consider.

**382/20 ANNUAL REVIEW OF THE COMMITTEE'S TERMS OF REFERENCE**

The committee carried out its annual review of its Terms of Reference. There were some minor changes made, either in line with council policy or to make the Terms of Reference look more like those of the other committees.

The committee AGREED unanimously to adopt what will become version 3 of the committee's Terms of Reference.

**383/20 MINUTES OF THE MEETING HELD ON 9<sup>TH</sup> MARCH 2020**

The committee AGREED the Minutes could be signed as a true record of the meeting held on 9<sup>th</sup> March. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

The meetings scheduled for 23<sup>rd</sup> March, 14<sup>th</sup> and 27<sup>th</sup> April and 11<sup>th</sup> May had not been held owing to the COVID-19 pandemic.

The committee had considered the following Applications electronically, sending their comments to the Clerk who collated them and sent them on to the Chairman of the committee. The latter then agreed with the Clerk the council's response to each Application.

These are the Applications which were considered in this manner:

No.	Date received	Address	Any interests?	EPPC Decision
18		4 Seaview Road		Objection submitted Planning Permission refused on 21 <sup>st</sup> April
26		The Millstone, Sea Lane Close		No objections raised, but a condition requested to ensure the garage is returned to its original use after any relatives have stopped living in it. Planning Permission granted on 30/04, including a condition as above.
31	30/03	4 Normandy Lane		Objections, submitted 14/04
32		82 North Lane		No objections, submitted 07/04

				Approved with Conditions 06/05
36	31/03	2 South View	SW - I must declare an interest in this property as I live on the AOS Estate.	No objections, submitted 08/04 Planning Permission granted 19/05
38	31/03	23 The Plantation		No objections, submitted 08/04 Planning Permission granted 16/06
37	02/04	56 Angmering Lane	EL, GM and CB all residents of the same private estate	Objections submitted 27/04
43	14/04	Timberley, Preston Hall, The Street  Patricia Tilney		20/04 – no objections submitted; application referred to ADC arboriculturist
46	27/04	Dorestan, 10 Worthing Road, East Preston BN16 1AZ		No objections, submitted 07/05 Planning Permission granted 17/06
47	27/04	61A Roundstone Crescent East Preston BN16 1DQ		No objections, submitted 07/05 Planning Permission granted 16/06
51	13/05	1 Lashmar Road, East Preston, BN16 1ES		Objections submitted 03/06

#### 384/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Nothing to report.

#### 385/20 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/158/19/HH \*** Demolition of existing garage & outbuildings. Alterations to external materials...  
The Breakers, 29 Tamarisk Way, East Preston  
Withdrawn

**EP/3/20/PL** Erection of a cast iron lamp post to match the existing lampposts on the Village Green, and attachment of 3 No. CCTV cameras to post  
Village Green, Sea Road, East Preston  
Approved subject to Conditions

**EP/5/20/HH** Single storey side extension (The application may affect the setting of a Listed Building)  
15 Nursery Close, East Preston  
Approved subject to Conditions

**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  
Approved subject to Conditions

**EP/18/20/HH \*** Erection of a wall...

The reason given for refusal was:

“The proposed development is considered to have a significantly harmful impact upon the character of the street scene, and the wider locality, due to its bulky appearance, and significant scale. As such, the proposed development conflicts with D DM1 of the Arun Local Plan, and Policy 2 of the East Preston Neighbourhood Development Plan.”

- EP/22/20/HH \*** Single storey front extension and porch to front  
Mariners House, South Strand, East Preston, BN16 1NY  
Approved subject to Conditions
- EP/32/20/HH** Single storey rear infill extension  
82 North Lane, East Preston, BN16 1HE  
Approved subject to Conditions
- EP/42/20/CLP** Lawful development certificate for a single storey side extension...  
2 The Croft, East Preston  
Planning Permission not required
- EP/43/20/T** Fell 1 No. Lime tree  
Preston Hall, Timberley, The Street, East Preston  
Approved subject to Conditions

### 386/20 COMPLIANCE MATTERS

- ENF/385/18** Alleged Unauthorised Breach of Condition in Respect of Roof Materials  
11 Beechlands Close, East Preston, BN16 1JT
- “Further to my previous communications, I can now advise that, following the replacement of the roof tiles, the Breach of Condition Notice has been complied with and the breach of planning control has now ceased. No further action is required and the case will be closed.”
- (letter dated 19th May 2020)
- ENF/127/20** Alleged Unauthorised Changes to Front Garden  
10 Copse View, East Preston, BN16 1AY
- “Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.”
- (letter dated 8th June 2020)

### 387/20 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
- (as of 22<sup>nd</sup> June, not yet decided)
- W/4000721** Application For Variation Of Condition No.2 Imposed On Planning Permission  
(EP/148/19/PL) EP/52/18/PL Relating To Amended Internal Layout & External Appearance Of Plots 4, 5, 6 & 7 And Alterations To External Layout And Landscaping  
Scorton, 9 Lime Tree Close, East Preston, BN16 1JA
- (as of 22<sup>nd</sup> June, not yet decided)

Although no decision dates were listed on the website, the Clerk felt both these cases would have a decision shortly.

**388/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)**

Nothing to report.

**389/20 AREAS OF SPECIAL CHARACTER**

Nothing to report.

**390/20 MEETING WITH ADC CONSERVATION OFFICER**

The Clerk reported on a telephone meeting he had had with Martyn White, ADC Conservation Office. The meeting had taken place in the middle of March, just before lockdown, and had originally been planned as a face-to-face meeting. The bulk of the discussion was on how best to protect houses of interest within the village. The committee AGREED unanimously an attempt should be made to have an Article 4 directive placed on The Breakers in Tamarisk Way – this would remove the Permitted Development rights of the householders.

The Clerk was also asked to mention to the ADC Conservation Officer concerns about works which have been taking place at Vista Point, also in Tamarisk Way.

**391/20 CORRESPONDENCE**

Nothing to report.

**392/20 NEW MATTERS FOR THE NEXT MEETING (13<sup>TH</sup> JULY)**

Nothing new was suggested.

*The Meeting closed at 18:39.*

Chairman: *Clr Glyn Mathias* Date: **13<sup>th</sup> July 2020**