



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 13th July 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

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.

443/20 APOLOGIES AND REASONS FOR ABSENCE

All committee members were present.

444/20 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

As residents of the Willowhayne Private Estate, Cllrs Mathias, Linton and Bowman declared a Personal Interest in Planning Application EP/65/20/HH for Highbeach House, 9a Tamarisk Way, also part of the private estate.

445/20 PUBLIC SESSION

No members of the public were present.

446/20 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:

Observations by 16th July 2020

EP/65/20/HH	Demolition of existing conservatory and construction of new rear 2 storey extension and replacement orangery, replacement dormer and 3No. new rooflights Highbeach House, 9a Tamarisk Way, East Preston, BN16 2TF
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Mrs Vos advised the East Preston & Kingston Preservation Society would not be objecting to this Planning Application.

The council was aware of no other public comments upon this Application.

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

Cllr Mathias asked that his objections to this Application be recorded. He felt the committee should be objecting to this Application as it was contrary to the East Preston Neighbourhood Plan as the proposed glazed gable end and the enlarged dormer would alter the view from the beach.

Observations by 23rd July 2020

EP/60/20/PL Convert part of current car park area to the rear & side of restaurant into an outside seating area with preparation space for woodfired pizza oven & bbq area. This application may affect the setting of a listed building.
Ristorante Al Mare, 2 The Street, East Preston, BN16 1JJ

Mrs Vos said there were no comments upon this Application from the Preservation Society.

The committee AGREED unanimously not to object to this Application. The Listed Building in question was Preston Cottage at the other end of the site from the proposed new seating area.

EP/69/20/T Reduce crown of 1 No. Elm tree to height 5m and spread 3.5m
8 Bradbury Close, Station Road, East Preston, BN16 3FJ

The committee AGREED unanimously to refer this Application back to the ADC arboriculturist.

Observations by 30th July 2020

None

Observations by 6th August 2020

EP/72/20/HH First floor rear extension including 2 x Juliette balconies
9 Seaview Road, East Preston, BN16 1LX

Mrs Vos said the Preservation Society had no objections to this Application.

The council was aware of no other public comments upon this Application.

The committee AGREED unanimously not to object to this Application.

447/20 WEST SUSSEX COUNTY COUNCIL (WSCC) PLANNING APPLICATIONS

There were no WSCC Planning Applications to consider.

448/20 LICENSING APPLICATIONS

There were no Licensing Applications to consider.

449/20 MINUTES OF THE MEETING HELD ON 22ND JUNE 2020

The committee AGREED the Minutes could be signed as a true record of the meeting held on 22nd June. The committee AGREED this action could be completed by Cllr Mathias when he next visited the Council Office.

450/20 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 379/20 – Arun District Council (ADC) Planning Applications – EP/67/20/PL – the Clerk reported the developer had submitted a revised drawing which increased the size of the garage to legal requirements. This did not change any of the objections this council had agreed should be submitted.

Minute 390/20 – Meeting with ADC Conservation Officer – the Clerk reported he had written to the ADC Conservation Officer asking him to start the process of applying for an Article 4 Notice on The Breakers to have Permitted Development rights withdrawn for the property.

Minute 390/20 – Meeting with ADC Conservation Officer – the Clerk reported he had been advised by the Conservation Officer to raise a Planning Compliance case for Vista Point. This he had done and the case had been acknowledged by the Compliance team.

451/20 **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/38/20/HH	Single storey rear extension... 23 The Plantation, East Preston	Approved subject to Conditions
EP/46/20/HH	Demolish existing conservatory [...] Enlarge existing dining room extension... Dorestan, 10 Worthing Road, East Preston	Approved subject to Conditions
EP/47/20/HH	Single storey side/rear extension... 61A Roundstone Crescent, East Preston	Approved subject to Conditions
EP/49/20/HH *	Demolition of part of existing property. Construction of front, site and rear extensions 45 The Ridings, East Preston	Approved subject to Conditions
EP/51/20/HH *	1.8m wall to front including removal of bushes 1 Lashmar Road, East Preston	Refused

The following reasons were given for the refusal:

“The wall has a significantly harmful impact upon the character of the street scene, and the wider locality, due to its bulky appearance and significant scale and conflicts with D DM1 of the Arun Local Plan, and Policy 5 of the East Preston Neighbourhood Development Plan.”

452/20 **COMPLIANCE MATTERS**

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)
ENF/162/20	Alleged Unauthorised Building Works Vista Point, 21 Tamarisk Way, East Preston, BN16 2TE	“Your concerns regarding the possible breach of planning control at the above address have been noted and registered for further investigation.” (letter dated 2 nd July 2020)

453/20 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

This appeal was dismissed by the Planning Inspectorate on 30th June.

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 13th July, not yet decided)

454/20 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

455/20 AREAS OF SPECIAL CHARACTER

Nothing to report.

456/20 CORRESPONDENCE

Nothing to report.

457/20 NEW MATTERS FOR THE NEXT MEETING (27TH JULY)

Nothing new was suggested.

The Meeting closed at 18:13.

Chairman: *CLLr Glyn Mathias* Date: **10th August 2020**