



EAST PRESTON PARISH COUNCIL

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PLANNING AND LICENSING COMMITTEE

MINUTES: of the Committee Meeting held on Monday, 11th December 2017 at East Preston Infant School, Lashmar Road, East Preston at 18:00hrs

MEMBERS PRESENT: Councillors C Barber, G Mathias (Chairman), D Moore, D Shah, S Toney and S Wilkinson

ALSO: Clerk to the Council, Simon Cross
Sioned Vos (East Preston & Kingston Preservation Society)

ABSENT: Councillors J Duijf, E Linton and H Tester

The meeting commenced at 18:00. Cllrs Shah and Wilkinson attended as substitutes.

922/17 APOLOGIES AND REASONS FOR ABSENCE

Apologies and reasons for absence had been received and accepted from Cllrs Duijf (away), Linton (away) and Tester (unavailable).

923/17 PERSONAL AND/OR PREJUDICIAL/PECUNIARY INTERESTS

No declarations were made.

924/17 PUBLIC SESSION

No members of the public were present.

925/17 ARUN DISTRICT COUNCIL (ADC) PLANNING APPLICATIONS

The committee considered the following Planning Applications:-

Observations by 21st December 2017

EP/148/17/PL 1 no. dwelling with associated car parking, dropped kerb access & planting
20 Lashmar Road, East Preston

Mrs Vos advised the East Preston & Kingston Preservation Society would not be objecting to this Application.

The committee AGREED it would object to this Application on the grounds the proposed property is too large for the small plot, will look cramped on the site, was close to the boundary with no. 20 and was not in keeping with the streetscene. There

was also confusion over the exact boundary as it ran through the back garden and the committee would appreciate clarification of that.

EP/150/17/HH Loft conversion and rear extension – resubmission of EP/113/17/HH
2 Hillview Crescent, East Preston

Mrs Vos said the Preservation Society would object to this Application as it was very little changed from the previous iteration, basically just the token half-hip. All other previous objections stood.

The committee AGREED unanimously to raise the same objections to this Application as it had previously and those of the Planning Officer in his refusal.

Observations by 28th December 2017

None

926/17 LICENSING APPLICATIONS

There were no licensing applications to consider.

927/17 MINUTES OF THE MEETING HELD ON 27TH NOVEMBER 2017

The draft Minutes had been circulated to all councillors on 29th November. No amendments had been suggested.

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

928/17 MATTERS ARISING FROM PREVIOUS MEETINGS

Minute 825/17 – Planning Application EP/142/17/CLE – the Clerk reported he had escalated the committee’s concerns to Juan Baeza, Senior Planning Officer, but had received no acknowledgement there either. He had subsequently submitted the committee’s concerns as a late objection to this Application which, he noted, was still undecided which perhaps suggested ADC too was not quite happy with it.

No Minute – Planning Application EP/149/17/CLP – Mrs Vos said this Application, which had not come before the committee, had been Approved for Sandcastles, 32 Tamarisk Way. The Application had been for a Legal Development Certificate for a new front wall which the Preservation Society felt was perfectly legal but out-of-keeping with the estate. Could the council offer any persuasion to the householders? The Chairman suggested the Preservation Society writing to the Willowhayne Estate Residents’ Association might be the best course. Mrs Vos would take that suggestion back to her Chairman, Mr Sawers.

929/17 RECENT DECISIONS

* denotes Application against which the council raised objections

EP/133/17/PD Change of use from shop (A1) to Café/Restaurant (A3)
126 Sea Road, East Preston
No Objection subject to Conditions (Delegated Powers)

930/17 COMPLIANCE MATTERS

None Alleged contravention of S215 of the Town and Country Planning Act 1990
32 North Lane, East Preston

The Clerk had asked the original reporter if this case could be closed now but no reply yet received. Councillors present agreed much good work has taken place at the property.

ENF/212/17 Alleged unauthorised Breach of Condition 9 – surface water drainage

ENF/213/17 Alleged unauthorised Breach of Condition 10 – SuDS
(both above) Bradbury Hotel, Station Road, East Preston

The Clerk reported Planning Application EP/88/17/DOC “for approval of matters reserved by condition imposed under EP/63/16/PL, relating to conditions 9 for surface water & 10 for SUDs information” had been refused Planning Permission on 5th December. Refusal had been because a number of points had not been met yet.

ENF/405/17 Alleged unauthorised building works
98 North Lane, East Preston

The Clerk reported he had this afternoon received a further update from Lisa Coney, Planning Compliance Officer at ADC:

“I write with reference to the reported alleged breach of planning control at the above property.

“A referral to the Council’s records has revealed that planning permission has neither been sought nor granted for this development.

“Following the initial investigation by myself and, in light of the information provided by the owner & that obtained during my site inspection, I can now confirm that, the Council does not consider the development to fall within the Town & Country Planning General Permitted Development Order 2015, Schedule 2, Part 1, Class E.

“Therefore, it is considered that, the development of a wooden chalet style building erected within the rear garden of the property in question, does constitute a breach of planning control under the above Act, and that planning permission is required.

“In order to regularise this situation, an application for planning permission in retrospect for the development has been invited by the 16th January 2018. However, the invitation to submit an application does not prejudice either the subsequent recommendation or the ultimate decision of the Council.

“Therefore, as soon as I have any further information to report, I will update you accordingly.”

931/17 PLANNING INSPECTORATE APPEALS

3182585 Demolition of 1 No. dwelling & erection of 4 No. dwellings...
St Mary’s Close, Hurst Road, Rustington – R/64/17/PL

No update.

3183667 Demolition of existing dwelling & Erection of 7 No. dwellings with associated parking & landscaping (resubmission following EP/180/16/PL)
Tudor Lodge, 125A Sea Road, East Preston

Council had finally received official notification of this appeal on 4th December. After some discussion, the committee AGREED unanimously it would not send in further written representation.

932/17 CAMPAIGN FOR THE PROTECTION OF RURAL ENGLAND (CPRE)

The following report was circulated in advance of the meeting:

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The Clerk confirmed he had received confirmation from the CPRE it was not necessary to join the Sussex branch separately as the council was already a member of the national CPRE.

933/17 EAST PRESTON NEIGHBOURHOOD PLAN (EPNP)

Nothing to report.

934/17 AREAS OF SPECIAL CHARACTER

Cllr Mrs Walker, Chairman of Kingston Parish Council, had said she would ask Martyn White to produce the map requested several times several months ago for use in this council's work on Areas of Special Character (originally raised by Mr White himself.)

935/17 CORRESPONDENCE

The committee NOTED the following report circulated in advance of the meeting:

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There was no other correspondence to note.

936/17 NEW MATTERS FOR THE NEXT MEETING (28TH DECEMBER)

No suggestions. The Clerk would only be able to confirm the necessity for a meeting on 28th December after the weekly Planning List was issued on Friday.

The Meeting closed at 18:40.

Chairman: Date: **28th December 2017**

Version	Date / Action	Changes from previous version (if any)
Draft	12/12/2017 / sent to Cllr Mathias for initial approval	
	13/12/2017 / approved by Cllr Mathias for distribution to all councillors	
	13/12/2017 / distributed to all councillors	
	??/11/2017 / published on the council's website	