

2<sup>nd</sup> May 2017

**A meeting of the PLANNING COMMITTEE of YAPTON PARISH COUNCIL will take place on MONDAY 8th May 2017 following the conclusion of the Annual Meeting of the Yapton Parish Council. The meeting will be held at the YAPTON AND FORD VILLAGE HALL.\***

The agenda for the meeting is set out below.

*Andrew Gardiner*

Andrew Gardiner  
Clerk of the Council

*\* The meeting will take place in the Club Room, entrance at the rear of the building.*

*The meeting will be open to members of the public.*

## **AGENDA**

### **1. Apologies for absence**

Members are reminded that if they are unable to attend the meeting, reasons for absence must be given for approval by the Council.

### **2. Declarations of Interest**

Members are reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to items on the agenda.

### **3. Urgent Matters**

To deal with any business not included on the agenda which, in the opinion of the Chairman, in consultation with the Clerk, is business of such urgency as to require immediate attention by the Committee.

### **4. Public Question Time**

Members of the public/council members are invited to ask questions or raise issues which are relevant and relate to the work of the Planning Committee. A period of 20 minutes is allocated for this purpose and individual speakers will be limited to 3 minutes each.

### **5. Minutes of the Planning Committee Meetings held on 13<sup>th</sup> March 2017 (copy attached)**

### **6. Matters arising from the minutes**

*/continued overleaf*

## **7. Planning applications**

- (i) To consider/confirm the Council's response to the latest planning applications received as set out in the attached schedule.
- (ii) To note receipt of the judgment on the planning application Y/60/14/OUT – for up to 100 dwellings on land to the south of Ford Lane, and East of North End Road – following the submission of an appeal by the applicant following the refusal of the Secretary of State to grant planning permission. The High Court hearing took place on the 21<sup>st</sup> March 2017, and took place over two days. The judgement in this High Court Appeal Case was handed down on the 11<sup>th</sup> April 2017. The case was dismissed by the Court, and therefore, the application will not proceed, on the basis that in considering planning applications in the future, the Yapton Neighbourhood Plan should be taken in account, even when the District Council has not got a sound Local Plan in place.
- (iii) To note any other planning appeal decisions received.
- (iv) To note that the Public Inquiry following the “call-in” of Planning Application Y/19/16/OUT – 108 dwellings on land off Burndell Road – was held at Bognor Regis Town Hall, commencing on the 25<sup>th</sup> April 2017. The Chairman of the Committee may update the Committee on the proceedings of the Inquiry.
- (v) To receive details of any planning applications made by other planning authorities.

## **8. Consultation on the proposed Modifications to the Arun Local Plan (2011-2031)**

To note receipt of an e-mail dated 11<sup>th</sup> April 2017 from the Local Plan team setting out their plans for public consultation on the proposed modifications to the Arun Local Plan (2011 – 2031). The Committee is asked to formulate any response it wishes to make to the proposed modifications to the plan in order to meet the consultation deadline of the 30<sup>th</sup> May 2017. *The e-mail and attachments are attached to this agenda.*

## **9. Small Scale Site Allocations - Arun Local Plan & Neighbourhood Plans**

To note receipt of an e-mail dated 31<sup>st</sup> March 2017 from the Director of Place from Arun District Council setting out what the Council is proposing as part of their proposed modifications to the submitted Local Plan, that in addition to the proposed strategic allocation, that land for an additional 1250 homes should be identified across the district on non-strategic sites (less than 300 homes). To achieve this goal it is necessary to identify the location of these additional homes in either new or updated Neighbourhood Plans or potentially a Site Allocations Plan produced by the District Council.

Arun District Council agreed to write to every Parish or Town Council to give them the opportunity to indicate which approach is preferred (i.e. either to prepare a new or updated Neighbourhood Plan or leave it to the District Council to produce a Site Allocations Plan for those parts of the Plan area not covered by new or updated Neighbourhood Plans. This is the purpose of the attached letter which follows the recent decision of Full Council (22 March) to support the proposed strategy. We would like to be in a position to present to the Local Plan Inspector at the reconvened Examination, a Plan showing which areas of the Council will be subject to new or updated Neighbourhood Plans or a Site Allocations Plan.

The Committee is asked to formulate any response it wishes to make to the request contained in the letter. *The letter is attached to this agenda.*

## **10. E-mail regarding request by CPRE for support extending the consultation period on the Local Plan**

To note receipt of an e-mail dated 18<sup>th</sup> April 2017 from Maureen Chaffe regarding concerns raised by the Council for the Protection of Rural England on the time allowed to give a proper response via the public consultation on the proposed modifications to the Arun Local Plan (2011 – 2031). The letter also raises concerns about the Housing Land Supply information.

The Committee is asked to consider the attached letter from the CPRE and decide whether it wishes to be associated with the request by the CPRE to extend the period in which to make any responses to the proposed modifications to the plan to the 31st July 2017. *The e-mail and letter are attached to this agenda.*

**11. Bridleways - Leisure Paths Available For All**

To note receipt of an e-mail dated 7<sup>th</sup> March 2017 from local resident Julie Robinson received prior to her attendance at the Parish Council meeting on the 13<sup>th</sup> March 2017, and the issue raised by her as part of the Public Question Time section at that meeting. It was agreed to refer the matter to this Committee.

Ms Robinson is asking if the Parish Council feels able to support her in this project as set out in her e-mail and if the Council could provide any assistance within their powers. *The e-mail is attached to this agenda.*

**12. Public Exhibition - Proposed residential development at Land at Stakers Farm, North End Road, Yapton**

To note that a Public Exhibition was held in the Club Room at the Yapton Village Hall on Tuesday 2<sup>nd</sup> May 2017, from 3pm to 7pm to view the proposals for the residential development of Land at Stakers Farm, North End Road, Yapton.

**13. Date of Next Scheduled Meeting of the Planning Committee - 10th July 2017**

**To all members of the Planning Committee of Yapton Parish Council  
(Copy for information to all Yapton Parish Councillors)**

**Recording at Yapton Parish Council meetings**

**The recording, filming and reporting of all public meetings is permitted.**

Members of the public and press are permitted to film or record meetings (to which they are permitted access) in a non-disruptive manner and from areas designated for the public. **No prior permission is required** however the Chairman may ask at the beginning of the meeting if anyone present wishes to record proceedings.

Meetings or parts of meetings from which the press and public are excluded may not be filmed or recorded.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.

The Chairman of the meeting, in accordance with Standing Orders has the ability to stop a meeting if any person is deemed to be disruptive.

Yapton Parish Council requests that filming or recording is kept to a minimum, that the filming focuses on those making representations to the meeting, that members of the public are not inconvenienced and that all involved should be treated respectfully.

Any person or organisation choosing to film, record or broadcast any meeting of the Council will be responsible for any claims or other liability resulting from them so doing.