

**UNCONFIRMED**

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES**

A meeting of the Planning Committee was held on the 15<sup>th</sup> January 2018 at Yapton & Ford Village Hall commencing at 7pm.

*Present:* Mrs Newman (Chairperson), Mr Ambler, Mr Gadd and Mr Kendall.

*Also present:* Councillors Stephen Haymes, Mrs Pam Evans, Mr Martin Clark, County Councillor Mrs Jacky Pendleton, Mr Gardiner (Clerk of the Council) and 60 members of the public.

**APOLOGIES FOR ABSENCE**

1. Apologies for absence were received from Mr Peter Dunkley.

**DECLARATIONS OF INTEREST**

2. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda. None were raised.

**URGENT MATTERS**

3. No matters were raised.

**PUBLIC QUESTION TIME**

4. The following questions / issues were raised by the Members of the Public present:

A member of the public enquired when the Planning Application for Stakers Farm was due to be considered by the Arun Development Control Committee. The Chairman responded that it was on the agenda for this coming Wednesday's meeting. The Parish Council had objected but ADC Planning Officer recommending for approval. However, the Parish Council want the application deferred in order that the possible expansion of the Yapton Primary School can be properly considered as this land is key to resolving the local education issue which has arisen since Stakers Farm application submitted namely the Strategic Housing Site SD7.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13<sup>TH</sup> NOVEMBER 2017**

5. The Committee agreed the minutes of the Meeting of the Planning Committee held on the 13<sup>th</sup> November 2017. The Chairman was authorised to sign the minutes as a correct record.

**MATTERS ARISING FROM THE MINUTES**

6. The following matter was raised from the minutes:

- (a) Minute 86 – The Clerk reported that he had received an e-mail from Arun District Council requesting the Council’s representatives to join the Advisory Group which was being set up to consider the development plan allocations and residential permissions in the Ford, Yapton & Clymping area and accompanying section 106 agreements with the following terms of reference:

**Terms of Reference for the Ford, Yapton & Clymping Advisory Group**

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**Purpose of Group and Terms of Reference**

1. To discuss the implementation of development plan allocations and residential permissions in the Ford, Yapton & Clymping area and accompanying section 106 agreements including longer term operational and management responsibilities; such discussions to give informal advice and guidance to the responsible planning and highway authorities when carrying out their statutory functions.

2. To provide a forum for discussion with other statutory bodies, developers and by invitation, when relevant, resident’s groups and potential users of new facilities – as to the best way to proceed with the provision, management and use of the numerous community facilities embedded in the scheme and specifically provided for by way of the planning permission and section 106 agreement.

*Resolved:* that Councillor Mrs Vicky Newman and Councillor Tony Kendall be appointed to the Ford, Yapton & Clymping Advisory Group.

**CORRESPONDENCE**

**7. CONSULTATION ON THE MAIN MODIFICATIONS TO THE ARUN LOCAL PLAN (2011-2031)**

The Committee noted receipt of an e-mail dated 3<sup>rd</sup> January 2018 from Arun District Council informing the Parish Council that the Main Modifications to the Arun Local Plan and supporting documents were being made available for representations over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018. This consultation follows on from the Arun Local Plan examination which resumed in July 2017 and the public examination held in September 2017.

The Committee noted that all representations must be received by the District Council no later than 5pm on Friday 23 February 2018. Only representations on the Main Modifications received within this period will be considered by the Planning Inspector.

The Committee *resolved* to respond to the consultation and agree that the Chairman should prepare and get agreement to a response on the Main Modifications prior to submitting the response to Arun District Council.

## PLANNING APPLICATIONS

8. At this point in the meeting the Chair suspended the meeting, under Standing Order xx, to allow the members of the public present sufficient time to raise issues and concerns on the two planning applications ref nos Y/91/17/OUT and Y/92/17/OUT which are due to be considered by the Committee later in this meeting. The Chairman also welcomed representatives of the Developers and their agents:
- Gleesons - James Pitt, with Adam Ross and Zoe Knott from Nexus planning consultants
  - Landlink - Andrew Tice with Lisa Jackson as planning consultant
  - Richard Harrison from Odyssey, the transport specialist working for both applicants.

The Chairman invited the representatives of the Developers. Lisa Jackson the planning consultant for Landlink Estates introduced the applications, and stated that the applications would be developed separately, but most of the work to date had been done jointly.

9. The following is a brief resume of the issues raised by the members of the public present:
- (i) A query was raised as to why there were two applications? It was stated that there were two land ownerships. Landlink Estates, whose land would be sold on to a developer and Gleesons who were acting as developers' agents;
  - (ii) Concerns were raised over what happens to the applications when they are sold on?
  - (iii) An early query was raised over the impact of increased traffic on the local highways and drainage?
  - (iv) It was stated by the agent that there were no flooding issues being raised from the design being proposed. Highway drainage solutions are built into the proposed design and mitigating measures taken to ensure situation not worsened in existing locations;
  - (v) A resident stated that there was already a flooding problem in Drove Lane, the master plan accommodates for all drainage issues relating to the site with mitigating measures to ensure that adjoining land is not impacted. There is no planning need to rectify other sites/locations problems merely a need to ensure they are not impacted by the proposal;
  - (vi) The capacity of the local primary school to cope with extra schoolchildren was raised;
  - (vii) Yapton Primary School (YPS) - it was acknowledged that there was a strong preference by both YPC, YPS and by the Planning Inspector at ADC EiP for minor modifications to its emerging LP that Yapton should have one school only and the best solution would be to extend the existing facility. A feasibility study has indicated that taking a minimum requirement would be for a 2.5 class intake which would require 0.35ha additional land for YPS, more than the currently 0.15ha offered by the Stakers' farm proposal. Both developers are liaising with WSCC/ADC and Stakers Farm owners to resolve;
  - (viii) West Sussex County Council could fund the expansion from Developers' contributions and other funds;
  - (ix) Much of the improvements demanded could be worked up into the Section 106 agreement when the planning applications are approved;
  - (x) A resident queried if affordable housing would be included in the new development, and whether these would be built; a section 106 agreement would ensure that the money would stay in Yapton;
  - (xi) The impact on utilities such as gas, electricity and water was a concern, particularly as water and gas pressures in the village was already low;
  - (xii) The developers were already consulting with Southern Water who have indicated that additional capacity may be required as a result of this development and also a new pumping station for sewage;
  - (xiii) Would the development encompass renewable energy?
  - (xiv) The question of the already stretched GP's surgeries was raised with a suggestion that they are already over full – a financial contribution would be coming for use in Yapton from the developments. It is not known whether a new surgery would be built or the existing facilities improved – NHS England would be represented on the new Advisory Group being set up by Arun District Council;

- (xv) A resident asked what the overall financial contribution would be from Gleasons and Landlink? It was stated that some elements are calculated on an agreed formula, and an overall figure is not known at this stage;
  - (xvi) A question was raised on how to ensure open spaces etc are protected within the scheme. This is an outline planning app with reserved matters. The principle of land use will be agreed in this application with the land use within the scheme secured in line with those illustrated on the master-plan safeguarding green zones/areas.;
  - (xvii) The local scout group could see an increase in the youth in the village and would like a discussion with Landlink on the future of the Scout Hut in Drove Lane;
  - (xviii) The question of secondary education was raised and there would be a contribution payable to West Sussex County Council for the local provision. It is understood that there is capacity at the secondary schools located in Barnham and Eastergate;
  - (xix) The impact of additional traffic generated from and additional 550 new homes was raised. It was suggested that local roads and junctions within and in feeder routes to the village were already under considerable pressure?
  - (xx) The Developers had carried out a Transport Assessment which was being shared with West Sussex County Council, this had shown that improvements are needed at the Comet Corner and Oystercatcher junctions on the A259;
9. At this point the Chairman drew the Public Question time to a close as the range of questions appeared to have been comprehensively covered. The Chairman asked the Committee to agree to return to the formal business meeting and the Chairman explained that this was the time for the Committee Members to have their say and to reach a view on the applications.
10. The Chairman gave a brief introduction which included the current status and weight would could be given to the applications in relation to the emerging Arun Local Plan and the “made” Yapton Neighbourhood Plan, and in the light of recent planning appeal decisions namely Burndell Road.
11. The Chairman also confirmed that this land has been designated as a Small Strategic Housing Site in the emerging ADC Local Plan(LP) and was considered in the November 2017 EiP where the Inspector found no reason to remove it but noted concerns relating to primary education. The Chairman confirmed that the YNP has been reduced in weight due to the ADC LP nearing adoption and the Inspector’s findings in the Burndell Road decision Notice. The Chairman reminded everyone that ADC housing numbers have doubled since the YNP was made. It is this fact and that of the final progress of the ADC LP that has made the YNP become out of date and lose its planning weight.
12. The Chairman indicated that the developers needed to take into account the various issues raised at tonight’s meeting particularly relating to:
- ❖ Drainage and flood prevention;
  - ❖ Traffic, both local and feeder routes to the village;
  - ❖ The PC does not support a second primary school in the village and a suitable solution must be found by expanding the existing school facility;
  - ❖ Medical facilities;
  - ❖ Appropriate housing mix for the village (for age 55 and over);
  - ❖ Desire for local affordable housing.

It was suggested that Landlink could work up improved conditions and that Gleasons could ensure monies are directed to improvements and new facilities in Yapton. YPC want to ensure that both developers/landowners are tied into ensuring that all planning obligations are met relating to the concerns raised at this meeting.

13. The members of the Committee then discussed a range of issues and whether the Committee should, on behalf of the Parish Council, either object to or support the applications with conditions imposed through strong legal agreement. As this had been promoted through the Arun Local Plan, an objection would not probably carry much weight. However, supporting the applications and working with the Developers on improvements to the village infrastructure as outlined above would be of benefit to the whole village. The Committee also indicated that any agreement should be for a 10-year period rather than the usual 5 years.
14. **Resolved:** The Committee resolved to support the two applications Y/91/17/OUT and Y/92/17/OUT with conditions to be included within the Planning S.106 agreements as outlined above in paragraph 11.
15. The Planning Committee had before them and considered the following planning applications;

<b>Schedule of Planning Applications received and Comments submitted November and December 2017</b>			
<b>Planning Application Reference</b>	<b>Location, Applicant, Case Officer</b>	<b>Planning Application</b>	<b>Comments submitted or Dates due for submission</b>
Y/68/17/PL	Garage Premises Main Road Yapton  Applicant: Mr A. Crowley  Case Officer: Richard Temple	Alterations & extensions to existing redundant garage building to create 1 No. dwelling & associated works. This application affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & may affect the setting of a Listed Building.	Received 03/11/17  Comments due to ADC by 29/11/17  Comments Submitted on 29/11/2017  No objection to the principle of converting a disused garage premises to a small detached dwelling conditional upon:  1. Environmental survey to ensure no contaminates from the previous garage repair use remain in the soil/ground. 2. Full consideration and use of sympathetic materials for a conservation area in the construction/refurbishment of the dwelling. 3. Conservation style/appropriate fenestration throughout the dwelling. 4. Satisfactory highway solution for access/egress onto Main Road. 5. Roofline not to exceed the existing building's ridge and eaves heights.  Status @ 15/01/18 <b>Approved Conditionally on 05/01/18</b>

Y/69/17/T	Field House Yapton Lane Walberton  Applicant: S & P Tree Specialists  Case Officer: Zac Denton	Fell 2 No. Sycamore trees & reduce height of 7 No. Poplar trees to previous pollarding points (approximately 3m).	Received 03/11/17  Comments due to ADC by 07/12/17  Comments submitted on 29/11/2017 <b>No Objection</b>  Status @ 15/01/18 <b>REFUSED</b>
Y/70/17/HH	Church House Church Lane Yapton  Applicant: Mrs V. Maude  Case Officer: Ross Leal	Alterations at first floor level to provide additional ensuite bathroom. This application falls within the Church Lane, Yapton Conservation Area	Received 10/11/17  Comments due to ADC by 07/12/17  Comments submitted on 07/12/2017 <b>No Objection</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 22/12/17</b>
Y/71/17/L	Church House Church Lane Yapton  Applicant: Mrs V. Maude  Case Officer: Ross Leal	Listed Building Consent for alterations at first floor level to provide additional ensuite bathroom.	Received 10/11/17  Comments due to ADC by 07/12/17  Comments submitted on 07/12/17: <b>No Objection</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 22/12/17</b>
Y/74/17/RES	Land At Kings Close Yapton  Applicant: Plotlife SPV3 Ltd  Case Officer: Mr Simon Davis	Approval of reserved matters following outline consent Y/22/14/ for 1 No. 4 bed house, 13 No. 3 bed houses & 1 No. 2 bed flat over garages incorporating parking & access to main road via redefined alignment of Kings Close & highway improvement works at existing crossover.	Received 17/12/17  Comments due to ADC by 14/12/17  Comments submitted on 07/12/2017: <b>No Objection</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 07/02/18</b>
Y/72/17/HH	Berri Court Main Road Yapton  Applicant: Mr M Harding  Case Officer: Ross Leal	Boundary fencing. This application affects Character & Appearance of the Main Road/Church Road, Yapton, Conservation Area	Received 24/11/17  Comments due to ADC by 21/11/17  Comments submitted: <b>None</b>  Status @ 15/01/18 <b>WITHDRAWN</b>

Y/73/17/L	Berri Court Main Road Yapton  Applicant: Mr M Harding  Case Officer: Ross Leal	Application for Listed building consent for boundary fencing	Received 24/11/17  Comments due to ADC by 21/11/17  Comments submitted: <b>None</b>  Status @ 15/01/18 <b>WITHDRAWN</b>
Y/40/17/OUT	Bonhams Hoe Lane Flansham Bognor Regis  Applicant: Pallant Homes Limited  Case Officer: Mr S. Davis	Outline application with some matters reserved (access only) for the erection of 23 No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.	Received 01/12/17  Comments due to ADC by 28/12/17  Comments submitted: <b>Objection</b> <b>See Full responses attached</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 26/01/18</b>
Y/79/17/DOC	Tryne Barn Hobbs Court Bilsham Road Yapton  Applicant: Mr L. Mason  Case Officer: Mr S. Davis	Approval of details reserved by condition imposed under planning permission Y/106/13/L relating to condition No. 5 - Construction & materials of all new joinery (windows & doors)	Received 01/12/17  Comments due to ADC by 28/12/17  Comments submitted: <b>Not yet submitted</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 10/01/18</b>
Y/81/17/L	Dovecote, Hobbs Court Bilsham Road Yapton  Applicant: Mrs J. Green  Case Officer: Mr S. Davis	Listed building consent for the retention of existing fencing, satellite dish, window & door designs and original hayloft crane & house sign adjacent to front door	Received 01/12/17  Comments due to ADC by 28/12/17  Comments submitted: <b>No yet submitted</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 11/01/18</b>
Y/80/17/HH	Dovecote, Hobbs Court Bilsham Road Yapton  Applicant: Mrs J. Green  Case Officer: Mr S. Davis	Retention of existing fencing, satellite dish, window & door designs and original hayloft crane & house sign adjacent to front door	Received 01/12/17  Comments due to ADC by 28/12/17  Comments submitted: <b>Not yet submitted</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 11/01/18</b>

Y/75/17/HH	<p>7 Mill View Road Yapton BN18 0JL</p> <p>Applicant: Mr A. Simmons</p> <p>Case Officer: Mr M. Jones</p>	<p>Erection of first floor over existing side and rear extension.</p>	<p>Received 08/12/17</p> <p>Comments due to ADC by 04/01/18</p> <p>Comments submitted: <b>No Objection</b></p> <p>Status @ 15/01/18 <b>UNDECIDED – Decision due by 30/01/18</b></p>
Y/77/17/OUT	<p>Lake Barn Maypole Lane Yapton</p> <p>Applicant: Mr J. Payne</p> <p>Case Officer: Mr S. Davis</p>	<p>Outline planning application with some matters reserved for the erection of a detached single storey dwelling house with vehicular access from Maypole Lane. This application is a Departure from the Development plan</p>	<p>Received 08/12/17</p> <p>Comments due to ADC by 04/01/18</p> <p>Comments submitted: <b>No Objection</b> <b>YPC recognise that this proposal lies outside the BUAB. However due to the siting of this single unit YPC believe that there will be limited impact on the site's surroundings and setting. YPC also recognize that there is limited supply of single storey residential units within YPC and see this proposal as an overall benefit to YPC housing supply.</b></p> <p><b>YPC welcome an innovative scheme with appropriate use of green technologies and materials.</b></p> <p>Status @ 15/01/18 <b>UNDECIDED – Decision due by 29/01/18</b></p>
Y/82/17/HH	<p>Well Cottage Hoe Lane Flansham</p> <p>Applicant: Mr &amp; Mrs K Johnson</p> <p>Case Officer: Mr M. Jones</p>	<p>Single storey extension to the east to provide additional annex accommodation for family members.</p>	<p>Received 08/12/17</p> <p>Comments due to ADC by 04/01/18</p> <p>Comments submitted: <b>Not yet submitted</b></p> <p>Status @ 15/01/18 <b>UNDECIDED – Decision due by 26/01/18</b></p>
F/23/16/RES	<p>Land South of Burndell Road Yapton</p> <p>Applicant:</p>	<p>Approval of reserved matters (appearance, landscaping, layout &amp; scale) following F/7/15/OUT for 45 No. dwellings. This application</p>	<p>Received 22/12/17</p> <p>Comments due to ADC by 18/01/18</p> <p>Comments submitted: <b>Not yet submitted</b></p>

	Mildren Homes Limited  Case Officer: Mr David Easton	also lies within the parish of Yapton	Status @ 15/01/18 <b>UNDECIDED – Decision due by 28/02/18</b>
Y/89/17/L	Dyers Croft Main Road Yapton  Applicant: Mr G White  Case Officer: Richard Temple	Listed building consent to demolish existing open garage/store & replace with garage.	Received 04/01/18  Comments due to ADC by 01/02/18  Comments submitted: <b>Not yet submitted</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 02/02/18</b>
Y/91/17/OUT	Land at Bilsham Road Yapton  Applicant: Gleeson Strategic Land  Case Officer: Mr D. Easton	Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan	Received 04/01/18  Comments due to ADC by 01/02/18  Comments submitted: <b>Support application with conditions</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 15/03/18</b>
Y/92/17/OUT	Land at east of Drove Lane Yapton  Applicant: Landlink Estates Limited  Case Officer: Mr D. Easton	Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.	Received 04/01/18  Comments due to ADC by 01/02/18  Comments submitted: <b>Support application with conditions</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 21/03/18</b>
Y/90/17/HH	Sunny Bank North End Road Yapton  Applicant: Mr & Mrs I Carby  Case Officer: Richard Temple	Demolition of existing two storey rear extension, erection of single storey rear extension & flat roofed rear dormer & pitched roof canopy to link house & outbuilding.	Received 04/01/18  Comments due to ADC by 01/02/18  Comments submitted: <b>Not yet submitted</b>  Status @ 15/01/18 <b>UNDECIDED – Decision due by 05/02/18</b>

## PLANNING APPEALS

16. **Land south of Ford Lane, East of North End Road, Yapton (100 houses)** – The Planning Inspectorate held a three day public inquiry on this appeal which took place on the 12<sup>th</sup> – 14<sup>th</sup> December 2017 at Bognor Regis Town Hall.

**Update following the meeting: On the 15<sup>th</sup> January the decision on the appeal was received – but not reported to the Planning Committee at it's meeting that meeting. The Decision and the Inspector's Overall Conclusion are set out below for completeness:**

***Decision 1. The appeal is allowed and planning permission is granted for 4.5 hectares of residential development comprising 3.4 hectares of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 hectares of land set aside for public open space and strategic landscaping and 2.2 hectares of public open space and green corridors, with vehicular access from Ford Lane and pedestrian/cycle access only from North End Road at land to the south of Ford Lane/east of North End Road, Yapton, Arundel, BN18 0DS in accordance with the terms of the application Ref. Y/80/16/OUT, dated 17 November 2016, and the plans submitted with it, subject to the conditions set out in the attached schedule.***

### **The Inspector's overall conclusions and the planning balance (Extract from the Inspector's report)**

58. *Having regard to the main issues identified: the proposal would make adequate provision for necessary infrastructure; the living conditions of future occupiers of the development could be adequately safeguarded against adverse noise impacts from the adjacent Orchard Business Park; and the scheme would not be likely to impact adversely on the operation or safety of the road network.*
59. *The proposal would not accord with ADLP Policies GEN2 and GEN3 or YNP Policies H1 and BB1. **The scheme would therefore not be in accordance with the development plan overall. However, the most relevant Policies GEN2, GEN3 and BB1 are out-of-date and, given the district's housing land supply is only around two years, I consider these policies carry only limited weight.***
60. *Where relevant policies are out-of-date, paragraph 14 of the Framework states that planning permission should be granted unless any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework as a whole, or policies in the Framework indicate development should be restricted.*
61. *The proposal, which is in a sustainable location, would make a significant contribution to both market and affordable housing within the district where it is acknowledged the housing shortage is severe. I give this considerable weight, whilst the economic benefits of construction jobs and increased expenditure within the local economy attract moderate weight.*
62. *In accordance with paragraph 198 of the Framework, an application that conflicts with a NP that is in force should not normally be granted. However, circumstances are not normal because of the severe housing shortage. Like the Secretary of State in his determination of the Burndell Road appeal, I consider this conflict carries limited weight. There are no other specific policies within the Framework which indicate that the development should be restricted.*
63. *Given the controls that would be operative through imposed conditions, and the provisions of the obligations contained within the UUs, any adverse impacts of the proposal do not significantly and demonstrably outweigh the identified benefits. The proposal would represent a sustainable form of development. Overall, there are material considerations which indicate that the proposal should be determined other than in accordance with the development plan. As such, I conclude that the appeal should succeed and planning permission be granted.*

## **NEIGHBOURHOOD PLAN UPDATE**

15. The Committee discussed the possible update of the Yapton Neighbourhood Plan and the timing of the proposed update, and *resolved* that work on reviewing and updating the plan should commence as soon as practicable and processes be put in place ready for the start date once confirmed by ADC or other Body. (YPC were keen not to miss out on any funding by unnecessary delay.)

## **DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 12TH MARCH 2018**

**The Chairman closed the meeting at 8.20pm.**

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**Chairman**

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