

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

UNCONFIRMED MINUTES

A meeting of the Planning Committee was held on the 9th March 2020 at Yapton & Ford Village Hall commencing at 7.00pm.

Present: Mrs Newman (Chairperson), Mr Ambler and Mr Dunkley.

Also present: Councillors Haymes, Holden, Mr Gardiner (Clerk of the Council) and 5 members of the public.

APOLOGIES FOR ABSENCE

15. Apologies for absence were received from Parish Councillor Mr Maw and County Councillor Mrs Jacky Pendleton.

DECLARATIONS OF INTEREST

16. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda. There were no interests declared for this meeting

URGENT MATTERS

17. The Clerk referred to receipt of a letter and documents dated 6th March 2020 from the Ford Energy from Waste company informing the Parish Council of a Public Consultation on a proposal whereby Grundon Waste Management and Viridor have joined forces to develop a state-of-the-art Energy Recovery Facility (ERF) and Waste Sorting and Transfer Facility at Ford Circular Technology Park, between Ford and Yapton.
18. The Public Consultation is due to run from the 10th March to 14th April 2020. A Public Exhibition is due to be held at the Yapton & Ford Village Hall on Wednesday 25th March from 1pm to 7pm.
19. The Chairman referred to similar issues resulting from this proposal in connection with increased traffic movements, emissions depending on wind direction, and other matters raised on previous planning applications. The Chair asked that Members of the Committee let her have any comments by the 27th March 2020 to enable a response to be made to the consultation.

PUBLIC QUESTION TIME

20. The following questions / issues were raised:

- (a) A local resident raised an observation on the current HEELA as published on the Arun District Council website which shows an allocation of 301 houses on a site north of St Mary's Church (ref: 18/Y/3 – blue site) and an allocation of 294 houses on a site east of the Church down to Navigation Drive (18/F/2)
- (b) A resident expressed concern over the level of new build housing and asked what can we do about it. The Chairman explained in great detail how the considerable amount of extra housing had come about following the approval of the Yapton Neighbourhood Plan in November 2014 and the considerable delays in approval by Arun District Council of its Local Plan. This delay had resulted in developers being able to make speculative planning applications on many sites which were approved as there was no overarching Local Plan and the made Neighbourhood Plan had been deemed to be out of date.
- (c) Y/121/19/PL - Planning Application at The Steddles, North End Road, Yapton, BN18 0DT - Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

Kerry Simmons from the agents - Smith Simmons & Partners, Chichester - for this development gave an update and was seeking a response from the Parish Council on this application. She indicated that the mix of properties would be 2 x 4 bed houses, 7 x 3 bedroom houses, and 2 x 2 bed houses.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH JANUARY 2020

21. The Committee agreed the minutes of the meeting of the Planning Committee held on the 13th January 2020 and the Chairman was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

22. The Chairman went through the minutes and the following matters were raised:

- (a) **Minute 89 (a) - Proposed TRO on Bilsham Road in Yapton** – A query was raised on the progress on the implementation of the TRO which was not known at this stage.
- (b) **Appeal Ref: APP/C3810/W/19/3236911 Land adjacent to Bonhams and Flints, Hoe Lane, Flansham PO22 8NP – Planning Application ref: Y/20/18/OUT**

An appeal hearing was held on the 15th January 2020 and the decision was released on 12th February 2020 which has concluded that the significant and demonstrable harm to the character of Flansham by the change of the existing rural character of the appeal

site to an urban area linking Felpham and Flansham is such that the proposal would not represent sustainable development and the appeal should be dismissed.

CORRESPONDENCE

23. To receive any correspondence received since the date of the last meeting of the Committee:

(a) **Land West of North End Road Yapton (38 units - Land north of Yapton C of E Primary School and 70 units - Stakers Farm)**

The Planning Committee considered an e-mail dated 21st February 2020 (copy attached to these minutes) received from Ellie White at Henry Adams concerning the housing mix on the above site.

The Committee considered the mix as set out on the document attached to the e-mail and in summary the views expressed at the meeting were indicating a move away from 2 bed houses and support for more family or 3 bed houses.

(b) **A27 – Response by Walberton Parish Council**

The Parish Council noted receipt of an e-mail dated 27th February 2020 (*copy attached to these minutes*) from Walberton Parish Council to Yapton, Barnham & Eastergate and Aldingbourne parish councillors. The e-mail stated that with regard to the proposed A27 Arundel Bypass, Walberton Parish Council had now considered and agreed its response to Highways England (*copy of which is attached to these minutes*).

The Committee considered the response by Walberton which it felt was suitable to Walberton Parish residents, but did not work for Yapton. As the closing date for receipt of responses had passed it was decided to take no further action.

PLANNING APPLICATIONS

24. The Planning Committee considered the planning applications as shown in the schedule below and confirmed the responses to Arun District Council:

Agenda Item 8 (i)				
Yapton Parish Council – Planning Committee – 9th March 2020				
Schedule of Planning Applications received and Comments submitted January and February 2020				
Planning List Number	Date Planning Application received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission

01	03/01/2020	Y/100/19/A	<p>Readvertisement due to Amended description</p> <p>1 x totem board, 2 x medium totem board, 13 x fence panels, 2 x wall panels, 3 x small totem board, 1 x ACM cut out letters, 32 x flags.</p> <p>Land off Burndell Road Yapton</p> <p>Applicant: Bovis Homes</p> <p>Case Officer: Amber Willard</p>	<p>Received 03/01/20</p> <p>Comments due to ADC by 30/01/2020</p> <p>Comments Submitted:</p> <p>See previous comments on this application</p> <p>Current Status</p> <p>Approved Conditionally on 25/02/2020</p>
02	10/10/2020	Y/111/19/PL	<p>Variation of conditions 2 & 4 following the grant of Y/37/18/HH; 2-provision of detached garage to include infill matching pitched roof & associated dormers & 4-window to be standard glazed & normal opening provisions.</p> <p>Mayfield House Yapton Road Barnham</p> <p>Applicant: Mr & Mrs D Pallister</p> <p>Case Officer: David Spring</p>	<p>Received 10/01/20</p> <p>Comments due to ADC by 06/02/2020</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status</p> <p>To be decided on 04/03/2020</p>
	10/01/2020	Y/117/19/PL	<p>Extension & alterations to main dwelling & conversion & extension of existing annexe to three holiday letting units (resubmission following Y/74/19/PL).</p> <p>The Crickets Hoe Lane Flansham</p> <p>Applicant: Mr B. Brogan</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 10/01/2020</p> <p>Comments due to ADC by 06/02/2020</p> <p>Comments Submitted:</p> <p>Objection – see comments below</p> <p>Current Status</p> <p>To be decided on 12/02/2020</p>

YPC objects with concerns remaining as outlined in previous response dated 10th October 2019 (See below), the key issue remaining over development of this sensitive site.

Previous response dated 10th October 2019:

Yapton PC has considered the above planning application and believe that it will constitute over development of the site which lies within a residential area of predominantly large well spaced detached houses set within generous plots. This streetscape reflects the heritage of Hoe Lane Flansham. The Parish therefore would like to OBJECT to planning application Y/74/19/PL on the following grounds:

1. Over-intensive use of the site. The two proposed buildings are sited extremely close to each other generating potential conflict with the holiday let use and permanent residential use. The building line and massing of the two units will detract from this loosely developed section of Hoe Lane.
2. The proposed extension of the residential dwelling whilst large is in keeping with the current two storey structure. However, the proposed holiday lets building is a substantial departure from the existing structure's size and proportions. YPC believe that the proposed holiday lets are a significant overdevelopment of a small existing footprint and are overbearing on the adjoining residential unit. YPC would seek the proposal to be reconsidered with a less intensive holiday use proposed. YPC would also seek that should any holiday unit be consented that its use as a holiday let be confirmed by appropriate conditioning to ensure that these proposed units do not fall within the category of permanent residential let and/or unit. Appropriate conditioning being: The accommodation approved shall be used exclusively as tourist accommodation for individual lets for up to and no more than 28 consecutive nights. No unit shall be occupied by one person for more than 28 days in a calendar year. The owner shall maintain a register of occupiers including how long they occupied the units, their permanent home address and contact details for each calendar year. This register shall be made available to the Council on request. Reason: To preserve the availability of the accommodation as a holiday let and to prevent the establishment of permanent dwellings.
3. The proposed parking layout plan does not sufficiently demonstrate that the 7 indicated parking spaces are adequate for the whole site or that they have adequate turning and manoeuvrability space to enable cars to easily access the proposed spaces unhindered and all times. No disabled parking bay has been provided for the proposed commercial use ie holiday lets. YPC request that the viability of the proposed parking if clearly demonstrated by full tracking being submitted.

03	17/01/2020	Y/121/19/PL	<p>Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.</p> <p>The Steddles North End Road Yapton</p> <p>Applicant: Elberry Properties Ltd Case Officer: David Spring</p>	<p>Received 17/01/2020</p> <p>Comments due to ADC by 13/02/2020</p> <p>Comments Submitted:</p> <p>See below</p> <p>Current Status</p> <p>To be decided on 17/04/2020</p>
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YPC have carefully considered the above application for the demolition and redevelopment of the site currently occupied by the residential dwelling known as Steddles.

YPC accept that the site lies within the Parish's BUAB. However, YPC have strong reservations regarding the density of the development, open space provision versus parking spaces which has been greatly compromised to benefit the car rather than residents well-being and environment and the negative impact on local highways.

1. DENSITY OF SCHEME - YPC note that the plot is similar in size (0.4ha) to the adjacent scheme, The Spires (Y/49/18/PL). The latter application was revised down to 10 units, this being considered more sustainable and appropriate for the plot size and location. YPC would therefore expect the same approach to be adopted for this proposal. YPC believe the current proposal is over developed for the plot size and fails to relate to the plot's surrounding built environment. YPC would suggest that the number of units are reduced.

2. OPEN SPACE PROVISION - The proposed scheme has greatly compromised the provision of open/amenity space through the need to provide hard-standing for vehicles. YPC would look to the density of the scheme being reduced which would enable more flexibility in providing adequate parking and amenity space provision. YPC have strong reservations regarding the streetscape which has little soft landscaping to the front of the units. YPC would suggest that better use of soft landscaping is used to enhance the rural feel of this part of Yapton.

3. CAR PARKING - YPC note that the parking provision is compromised due to the density of the proposed scheme. YPC question that practicality/usability of some of the parking spaces. YPC would also seek that visitor parking is provided. YPC have concerns that residents and visitors will be forced to park on North End Road which will generate further conflict on this stretch of highway.

4. HIGHWAYS - YPC have grave concerns relating to the access point onto North End Road and it's close proximity to the access point of Clay's Farm (Y/62/18/out) outline approved scheme for 33 residential units. YPC believe that the proposal will both generate a conflict with traffic using the approved Clay's farm access point and lead to the over-intensification of this accessway onto North End Road.

YPC therefore object to this proposal in its current form.

Should ADC not refuse the above application YPC would insist that, as with other recent residential schemes within YPC, ADC place conditions restricting the use of garages for vehicular use only for the first 5 years of the scheme being fully occupied. This would ensure that the new residents do not reduce the intended parking provision within the scheme thus preventing the need to park on North End Road.

	17/01/2020	Y/120/19/PL	<p>Installation of an Earth Bund & replacement of removable entrance posts with 2 No. galvanised lockable gates.</p> <p>The Yapton And Ford Village Hall Main Road Yapton</p> <p>Applicant: The Yapton and Ford Village Hall</p> <p>Case Officer: James Cross</p>	<p>Received 17/01/2020</p> <p>Comments due to ADC by 13/02/2020</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status</p> <p>Approved Conditionally on 17/02/2020</p>
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06	07/02/2020	Y/11/20/HH	<p>Single storey rear extension, two storey front and side extension and removal of car port.</p> <p>The Fairway Hoe Lane Flansham</p> <p>Applicant: Mr & Mrs Naphthine c/o the agent</p> <p>Case Officer: Amber Willard</p>	<p>Received 07/02/2020</p> <p>Comments due to ADC by 05/03/2020</p> <p>Comments Submitted:</p> <p>No Objection (See below)</p> <p>Current Status Undecided</p>
<p>No Objection, provided there is a condition requiring all materials to be subject to planning approval to ensure the extension enhances and compliments the architectural quality and history of Hoe Lane.</p>				
	07/02/2020	Y/12/20/PL	<p>Conversion of 2 No. flats into 1 No. single dwelling house together with single storey rear extension.</p> <p>6 and 7 West View Drive Yapton</p> <p>Applicant: Mr L Brady</p> <p>Case Officer: David Spring</p>	<p>Received 07/02/2020</p> <p>Comments due to ADC by 05/03/2020</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status Undecided</p>
07	14/02/2020	Y/8/20/PL	<p>Variation of condition 1-plans condition, imposed under Y/98/18/RES regarding apartment changes for 56-63 on south side of elevation dealing with window configuration & revised kitchen layout internally & change original version from two units to one larger unit on east elevation in roof space; apartment changes for 67-74 on south elevation dealing with window configuration & revised kitchen layout internally & the original version has changed from two units to one larger units on west elevation in roof space, removal of carports (plots 7-12) & pergolas (plots 53</p>	<p>Received 14/02/2020</p> <p>Comments due to ADC by 12/03/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status Undecided</p>

			<p>& 19), addition of suntubes for plots 62, 63, 72 & 73.</p> <p>Land off Burndell Road Yapton</p> <p>Applicant: Bovis Homes Southern Counties Region Central</p> <p>Case Officer: Mr S Davis</p>	
	14/02/2020	Y/17/20/PL	<p>Construction of a new access to serve residential development This application may affect a Public Right of Way.</p> <p>Land north of Yapton C of E Primary North End Road Yapton</p> <p>Applicant: Yapton Developments Ltd</p> <p>Case Officer: Mr S Davis</p>	<p>Received 14/02/2020</p> <p>Comments due to ADC by 12/03/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p>
	14/02/2020	Y/19/20/RES	<p>Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.</p>	<p>Received 14/02/2020</p> <p>Comments due to ADC by 12/03/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p>

			<p>Land to the south of Ford Lane and east of North End Road Yapton</p> <p>Applicant: Redrow Homes Limited</p> <p>Case Officer: Michael Eastham</p>	
/	14/02/20	Y/18/20/PL	<p>Readvertisement due to Amended site plan</p> <p>6 No. residential dwellings & associated infrastructure. This application is a Departure from the Development Plan.</p> <p>Land east of North End Road & West of Church Lane Nursery Yapton</p> <p>Applicant: Crayfern Homes Ltd</p> <p>Case Officer: Mr S Davis</p>	<p>Received 14/02/2020</p> <p>Comments due to ADC by 12/03/2020</p> <p>Comments Submitted: Not yet due</p> <p>Current Status Undecided</p>
08	21/02/2020	Y/6/20/PL	<p>Retrospective application for change of use of land to garden land & erection of workshop/hobbies building & pergola.</p> <p>17 Canal Road Yapton</p> <p>Applicant: Mr & Mrs K Watkins</p> <p>Case Officer: Amber Willard</p>	<p>Received 21/02/2020</p> <p>Comments due to ADC by 19/03/2020</p> <p>Comments Submitted: Not yet due</p> <p>Current Status Undecided</p>

UPDATE ON PLANNING APPLICATIONS

- (a) **Planning Application Y/121/19/PL** – the Committee discussed the application and was concerned with the density of the scheme and was hoping that some form of compromise could be reached, e.g. bungalows. The Chair would prepare a response and hoped there might be further dialogue in the meantime.
- (b) **Y/19/20/RES** – a response to be drafted by the Chair of the Committee.
- (c) **Y/18/20/PL** - a response to be drafted by the Chair of the Committee.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

25. There were none for consideration at this meeting.

PLANNING APPEALS

26. (a) Appeal Ref: APP/C3810/W/19/3236911 Land adjacent to Bonhams and, Hoe Lane, Flansham PO22 8NP – Planning Application ref: Y/20/18/OUT

An appeal hearing was held on the 15th January 2020 and the decision was released on 12th February 2020 which concluded that the significant and demonstrable harm to the character of Flansham by the change of the existing rural character of the appeal site to an urban area linking Felpham and Flansham is such that the proposal would not represent sustainable development and the appeal should be dismissed.

The Chair of the Planning Committee declared a Personal & Pecuniary interest in the next item and took no part in the discussion of the matter. The Chairman of the Council took the Chair during consideration of this matter.

(b) The Council was notified of an appeal of Planning Application Y/103/18/PL on the 25th February 2020:

Description: Single Chapel Crematorium with Car Parking, Landscape Works, Surface Water Drainage Features & Associated Highway Improvements. This Application Is A Departure from The Development Plan.

Location: 10 Acre Field North of Grevatts Lane Yapton

The Appeal is to be determined on the basis of written representations which are due to be submitted to the Planning Inspectorate by the 25th March 2020.

It was reported that the Parish Council responded to the original application and opposed the application. The District Council had refused the original planning permission due to Road Safety concerns.

It was **resolved** that The Parish Council submit a response to the Inspector in support of the previous objections and support the concerns raised by Arun District Council for Road safety.

The Chair of the Planning Committee rejoined the meeting at this point.

NEIGHBOURHOOD PLAN UPDATE

27. The Planning Committee received an update on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan. The Steering Group was due to meet this week to consider the latest draft of the Modification Proposal and Modification Statement.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 11TH MAY 2020

The Chairman closed the meeting at 7.55pm.

Chairman

DRAFT