

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

UNCONFIRMED MINUTES

A meeting of the Planning Committee was held on the 8th July 2019 at Yapton & Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Haymes, District Councillors Mr Henry Jones and Mrs Amanda Worne, Mr Gardiner (Clerk of the Council) and 12 members of the public.

APOLOGIES FOR ABSENCE

52. There were no apologies for absence.

DECLARATIONS OF INTEREST

53. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda. Mrs Vicky Newman declared a personal interest in the application for the provision of a Crematorium in the Parish of Climping, south of the A259 (CM/43/19/PL).

URGENT MATTERS

54. The Chairman and the Clerk confirmed that there were no urgent matters to be considered at this meeting.

PUBLIC QUESTION TIME

55. The following questions / issues were raised:

(a) **Cinders Lane Allotment Site** – Mr Kendall reported on the removal of a hedge by the ditch on the boundary between the allotment site and the new development off Burndell Road. There has already been some issues with the footpath being closed off which had been resolved. The Chairman reiterated that the issues needed to be dealt with if the proper procedures, agreed as part of the planning permission, had not been followed. The Clerk was asked to make some further enquiries on this matter.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH MAY 2019

56. The Committee agreed the minutes of the meeting of the Planning Committee held on the 13th May 2019. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

55. The Chairman went through the minutes and there were no matters arising.

PLANNING APPLICATIONS

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

Agenda Item 7 (i)		
Yapton Parish Council – Planning Committee – 8th July 2019		
Schedule of Planning Applications received and Comments submitted May and June 2019		
Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/31/19/PL	<p>Amendment to Planning Reference Y/68/09 to replace sports pitch facilities with a public amenity area.</p> <p>Land North of Felpham Felpham</p> <p>Applicant: Barratt David Wilson Homes, Southampton</p> <p>Case Officer: Michael Eastham</p>	<p>Received 07/05/19</p> <p>Comments due to ADC by 31/05/19</p> <p>Comments Submitted: Objection - YPC have carefully considered this application and are very concerned at the loss of a key piece of community infrastructure that should form an essential social benefit to the new community on the new housing estate.</p> <p>Whilst YPC acknowledge that open space is being provided, in its very nature - informal, it does not promote a focal area for community use especially for the children and young adults living in the new development. The overall site has excellent and quick access to open countryside to the north but has little formal community space for sporting activities and other such uses that require a level grassed area for multi sports.</p> <p>Whilst a financial payment is commendable it does not guarantee that such a facility will be made available to this new community or indeed within easy access to the community that should have had the facility being substituted by way of monies.</p>

		<p>YPC therefore object to the loss of a playing field for this new housing estate on grounds of the erosion of an essential community facility that would enhance and promote healthy well-being for the whole community young and old.</p> <p>Should this application be recommended for approval, YPC would insist that as part of the proposal a large area of level grassland is created to ensure that football and other ball sports can be played in the area. This area must be regularly maintained and YPC would expect to see a maintenance and planting plan agreed and put in place. YPC would also expect a suitable pathway created throughout the landscaped area to ensure full disabled access to the proposed informal amenity space.</p> <p>Status @ 08/07/19 On Hold</p>
<p>Y/36/19/T</p>	<p>Crown reduction of 1.5m - 2m to 1 No. Hornbeam tree.</p> <p>Ferndale House Burndell Road Yapton</p> <p>Applicant: Dr. Nicholas Sturt</p> <p>Case Officer: Amber Willard</p>	<p>Received 07/05/19</p> <p>Comments due to ADC by 31/05/19</p> <p>Comments Submitted: No Objection</p> <p>Status @ 08/07/19 Refused</p>
<p>FP/103/19/PL</p>	<p>Amendment to Planning Reference Y/68/09 to replace sports pitch with a public amenity area.</p> <p>Land North of Felpham Felpham</p> <p>Applicant: Barratt David Wilson Homes Southampton</p> <p>Case Officer: Michael Eastham</p>	<p>Received 13/05/19</p> <p>Comments due to ADC by 07/06/2019</p> <p>Comments Submitted: None</p> <p>Status @ 08/07/19 To be decided by 29/07/2019</p>

<p>Y/38/19/HH</p>	<p>Single storey rear extension.</p> <p>12 Downview Road Yapton</p> <p>Applicant: Ms Laura Robinson</p> <p>Case Officer: Amber Willard</p>	<p>Received 13/05/19</p> <p>Comments due to ADC by 07/06/2019</p> <p>Comments Submitted: None</p> <p>Status @ 08/07/19 Approved Conditionally</p>
<p>Y/32/19/RES</p>	<p>Application for reserved matters following outline permission Y/77/17/OUT for erection of detached single storey dwelling house with vehicular access from Maypole Lane</p> <p>Lake Barn, Maypole Lane Yapton</p> <p>Applicant: Mr J. Payne</p> <p>Case Officer: Simon Davis</p>	<p>Received 13/05/19</p> <p>Comments due to ADC by 13/06/2019</p> <p>Comments Submitted: No Objection</p> <p>Status @ 08/07/19 Undecided</p> <p>To be decided on 16/07/2019</p>
<p>Y/45/19/DOC</p>	<p>Approval of details reserved by condition imposed under ref Y/27/17/L relating to Condition No 3 - precise colour of the white paint.</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Mr P. Bucknall</p> <p>Case Officer: Mr J. Baeza</p>	<p>Received 03/06/19</p> <p>Comments due to ADC by 27/06/2019</p> <p>Comments Submitted: No Objection</p> <p>Status @ 08/07/19 Undecided</p> <p>To be decided on 16/07/2019</p>
<p>Y/39/19/HH</p>	<p>Single storey rear extension</p> <p>10 The Pines Yapton</p> <p>Applicant: Mr J Joy</p> <p>Case Officer: Amber Willard</p>	<p>Received 03/06/19</p> <p>Comments due to ADC by 27/06/2019</p> <p>Comments Submitted: No Objection</p> <p>Status @ 08/07/19 Approved Conditionally</p>
<p>Y/47/19/HH</p>	<p>Single storey front extension, part two storey part single storey rear extension and alterations to fenestration. This application may affect the setting of a listed building.</p>	<p>Received 17/06/19</p> <p>Comments due to ADC by 04/07/2019</p> <p>Comments Submitted:</p>

	<p>Normandie Church Lane Yapton</p> <p>Applicant: Mr Jacob Napthine</p> <p>Case Officer: Amber Willard</p>	<p>Yapton PC have fully considered this application and have no objection.</p> <p>However, should planning be granted YPC would seek conditions relating to the materials used. YPC would seek that the integrity of the original architecture of the building is reflected in the choice of material ie replacement windows to be in the Crittal Window style, brickwork to match the existing etc. This is to ensure that the building does not detract from the Conservation area but enhances it.</p> <p>Status @ 08/07/19 Undecided</p> <p>To be decided on 24/07/2019</p>
<p>Y/49/19/HH</p>	<p>Demolition of existing garage and replacement with a new build garage</p> <p>Rilbrook House Hoe Lane Flansham</p> <p>Applicant: Mr A. Burns Case Officer: Amber Willard</p>	<p>Received 21/06/19</p> <p>Comments due to ADC by 18/07/2019</p> <p>Comments Submitted: Yapton PC has fully considered the above application.</p> <p>Whilst YPC does not object to the proposed new garage in principle YPC does recognise the building's close proximity to neighbouring Red Barn Cottage - a single storey residential dwelling.</p> <p>YPC has concerns that the proposed new garage's new ridge line will be substantially higher than the neighbouring property and could be overbearing in height and massing. YPC therefore request that a condition restricting the ground level to ridge height of the proposed</p>

		<p>new garage to match that of Red Barn Cottage's.</p> <p>Status @ 08/07/19 Undecided</p> <p>To be decided on 13/08/2019</p>
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UPDATE ON ANY OTHE PLANNING APPLICATIONS

- 57. The Chair referred to the recent decision by Arun’s Development Control Committee to refuse planning permission for the 33 dwellings on the Clays Farm site on North End Road due to the loss of “Grade 1” agricultural land.
- 58. The two applications for the provision of a Crematorium both in the Parish of Yapton (Y/103/18/PL) and the one proposed in the Parish of Climping (C/43/19/PL) had been withdrawn from the agenda of the Development Control Committee on the 27th June 2019.
- 59. Consideration of the WSCC Planning Application WSCC/037/19 by T J Waste of Burndell Road Yapton for a “Proposed Inert Waste Recycling Facility” was due to be considered by the County Planning Committee on the next day 9th July 2019. The Committee declined a request from BBC Radio Sussex to appear on the breakfast programme the next morning stating that it was relying on its objection already submitted as part of the planning process.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

- 60. There are none for consideration at this meeting.

PLANNING APPEALS

- 61. There are no planning appeals currently outstanding in the Parish.

NEIGHBOURHOOD PLAN UPDATE

- 62. The Chair referred to the fact that Arun District Council does not currently have a 5-year housing supply under its agreed Local Plan. This is due to the non-agreement of Planning Applications mainly in the Pagham area amounting to a shortage of around 400 units. This could possibly result in more speculative planning applications being received from Developers. For a Neighbourhood Plan to be effective it has to be at least or no older than 2 years old and Yapton’s was made in 2014 and is already out of date.
- 63. The Planning Committee received an update on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan to take into account the requirement for additional housing numbers and other matters now that the Arun Local Plan (ALP) has been agreed.
- 64. The Chair referred a recent decision of the Steering Group which agreed that we should do something to review the plan. The Chair commented that to do nothing was not appropriate as this would lead to possible further speculative applications, but it would be sensible to take the existing plan and include proposals for the growth in the village. The review would look at improving and enhancing open spaces, looking how to improve flat spaces, e.g. fields and improving the non-vehicle routes around the village, with a view to the village becoming more

sustainable. It would look at ways in which developments could blend in with the existing village and become more holistic in its approach.

65. Over the summer months the consultants would let Arun District Council know that Yapton would be pursuing a modification of the made Yapton Neighbourhood Plan. The Steering Group would wish to make a series of modifications, and the Consultants would prepare a Modification Proposal and Modification Statement. The Draft Modification Proposal and the Draft Modification Statement would be available in the coming weeks.
66. No further meetings of the Yapton Neighbourhood Plan Steering group are currently planned for the moment.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 9TH SEPTEMBER 2019

The Chairman closed the meeting at 7.22pm.

Chairman

DRAFT