

UNCONFIRMED
YAPTON PARISH COUNCIL
PLANNING COMMITTEE
MINUTES

A meeting of the Planning Committee was held on the 13th March 2017 at Yapton & Ford Village Hall

Present: Mrs Newman (Chairman), Mr Ambler, Mr Gadd, Mr Kendall and Mr Pickthall.

Also present: Councillors Stephen Haymes, Mrs S. Beard, Mr C. Sprules, Mr M. Clark, Mr Gardiner (Clerk of the Council) and 22 members of the public.

APOLOGIES FOR ABSENCE

17. There were no apologies.

DECLARATIONS OF INTEREST

18. 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

19. There were no urgent matters to be raised at this meeting.

PUBLIC QUESTION TIME

20. (a) A resident asked that, with all the recent planning applications and plans to produce a further 450 houses, where are the infrastructure plans associated with this level of development. The Chairman responded by saying that the number was in excess of 800+ houses and that it was the policy of the planning authority for the infrastructure to follow the plans for housing development.

(b) A question was raised as to how strong the Neighbourhood Plan is that has been agreed. The Chairman responded that it had been developed over many years and after many hours work, and it had been done in conjunction with Arun District Council who had encouraged the production of Neighbourhood Plans under the Localism Act. It had been agreed when the number of dwellings required in the district was 645. This had now increased to 919 dwellings per annum based on the 2011 Census data. It was considered to be robust and in date as of today's date, but there was a challenge in the High Court on the 21st March 2017, on the weight it should be afforded when considering planning applications on sites not in the "made" Neighbourhood Plan, and it was being deemed to be out of date.

In preparing the updated Arun District Council Local Plan, 2 Small Strategic Sites had been identified for inclusion in the parish of Yapton, and there were a number of small sites contained in the updated Housing and Economic Land Availability Assessments (HELAA) which were being considered for development to cover the deficit in housing whilst the Local Plan was being agreed.

The Parish Council is currently liaising with Arun District Council on how to update Neighbourhood Plans, and there is little guidance forthcoming from Central Government on how plans should be updated and how this work should be funded.

MINUTES OF THE MEETINGS HELD ON THE 9TH JANUARY 2017 AND THE 13TH FEBRUARY 2017

21. *Resolved* – That the minutes of the Committee meeting held on the 9th January and 13th February 2017 be agreed and signed by the Chairman as a correct record.

MATTERS ARISING FROM THE MINUTES

22. The Clerk requested that in the minutes of the 9th January 2017 the name Mrs S. Baker should be amended to Mrs S. Beard. There were no other matters arising on the Committee minutes of the 9th January and the 13th February 2017.

PLANNING APPLICATIONS

23. The Planning Committee had before them and considered the following planning applications received since the last meeting and confirmed comments already submitted and *resolved* to submit responses as shown in the table below:-

Yapton Parish Council - Planning Committee			
Schedule of Planning Applications received and Comments submitted			
January and February 2017			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/83/16/OUT	Garage Premises Main Road Yapton Applicant: Mr & Mrs A Crowley Case Officer: Mr R Temple	Outline application with some matters reserved for 2 No. dwellings. This application affects the character and appearance of Main Road/Church Road Yapton Conservation Area	Received 06/01/17 Comments due to ADC by 02/02/17 Comments submitted: None Submitted Status @ 06/03/17 Withdrawn
Y/76/16/PL	16 Fairholme Drive Yapton Applicant: Mrs Trigger Case Officer: Mr S. Davis	Demolition of garage & construction of single detached garage	Received 06/01/17 Comments due to ADC by 02/02/17 Comments submitted: No Objection Status @ 06/03/17 Approved Conditionally

Yapton Parish Council – Planning Committee

Schedule of Planning Applications received and Comments submitted

January and February 2017

Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/1/17/OUT	<p>Bonhams Field Main Road Yapton</p> <p>Applicant: Seaward Properties Limited & Mr & Mrs R. Lyons</p> <p>Case Officer: Lucy Harding</p>	<p>Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.</p>	<p>Received 27/01/17</p> <p>Comments due to ADC by 23/02/17</p> <p>Comments submitted: Objection – See Full response attached to minutes of meeting dated 13/02/17 called to discuss this application</p> <p>Status @ 06/03/17 Undecided</p> <p>Target date for decision: 04/04/17</p>
F/23/16/RES	<p>Land South of Burndell Road Yapton</p> <p>Applicant: Mildren Homes Limited</p> <p>Case Officer: Lucy Harding</p>	<p>Approval of reserved matters (appearance, landscaping, layout & scale) following F/7/15/OUT for 45 No. dwellings. This application also lies within the parish of Yapton.</p> <p>Approval of reserved matters (appearance, landscaping, layout & scale) following F/7/15/OUT for 45 No. dwellings. This application also lies within the parish of Yapton.</p>	<p>Received 27/01/17</p> <p>Comments due to ADC by 23/02/17</p> <p>Comments submitted: No Objection: The Council submitted further comments on the design and mix of dwellings in support of concerns raised by Ford Parish Council.</p> <p>Status @ 06/03/17 Undecided</p> <p>Target date for decision: 24/04/17</p>

Yapton Parish Council – Planning Committee

Schedule of Planning Applications received and Comments submitted

January and February 2017

Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/4/17/T	<p>A259 Highway Verge Worms Lane, Grevatt's Lane & Croockthorn Lane Between jct Felpham Relief Road & Climping Road Yapton</p> <p>Applicant: West Sussex County Council</p> <p>Case Officer: Mr R Temple</p>	<p>Removal of various species of multiple trees along the highway verge as part of a cycle path scheme. This Application also falls within the parishes of Felpham & Climping.</p>	<p>Received 03/02/17</p> <p>Comments due to ADC by 02/03/17</p> <p>Comments submitted: None Submitted</p> <p>Status @ 06/03/17 Withdrawn</p>
Y/5/17/OUT	<p>Cinders Nursery & Land R/O Cinders Lane Yapton</p> <p>Applicant: Sundial Planning</p> <p>Case Officer: Lucy Harding</p>	<p>Outline application for 51 no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.</p>	<p>Received 10/02/17</p> <p>Comments due to ADC by 09/03/17</p> <p>Comments submitted: See detailed response attached to these minutes</p> <p>Status @ 06/03/17 Undecided</p> <p>Target date for decision: 30/03/17</p>
Y/6/17/PL	<p>Yapton Level Crossing Yapton Lane B2132 / North End Road Yapton</p> <p>Applicant: Network Rail Infrastructure Limited</p> <p>Case Officer: Richard Temple</p>	<p>Installation of 2 No. columns & 2 No. feeder pillars for red light safety equipment cameras on approach to Yapton Level Crossing.</p>	<p>Received 10/02/17</p> <p>Comments due to ADC by 09/03/17</p> <p>Comments submitted: No Objection</p> <p>Status @ 06/03/17 Undecided</p> <p>Target date for decision: 04/04/17</p>

PLANNING APPLICATIONS (Continued)

23. Discussion on Planning Application Y/5/17/OUT – 51 Dwellings on land rear of Cinders Lane

The Committee was minded to approve and support this application as the site was contained in the “made” Neighbourhood Plan. A query was raised with regard to the responses received from the other statutory agencies and consultees which the Chairman indicated could be found on the Planning Application website.

In supporting the application the Committee were minded to raise a number of concerns as follows:

- Need to tie in with the existing Cinders Lane access
- Ensure that there is sufficient landscaping within the scheme
- Concern that there may be too much open space when compared to the amount of car parking space allocated on site
- Need to link to the footpath to the north to avoid any potential conflict with these footpaths
- Ensure adequate safe access is made for pedestrians
- Major safety concerns with the vehicular access from/to the site onto Bilsham Road
- Significant improvements needed to sight lines for egress onto Bilsham Road as current practice shows that cars are parked on both sides of the access to Cinders Lane
- Review impact on pedestrians resulting from the proposals to widen vehicle access to Cinders Lane
- Car Parking for existing residents of cottages requires review
- Car parking and access to Doctor’s Surgery requires improvement
- Drainage ditches at the rear of the site are possibly not being properly maintained with the risks of possible flooding

The Committee resolved to support the planning applications, but with a number of reservations as listed above, in particular, the Committee would request an in-depth study of the traffic movements in the area particular at the junction of Cinders Lane and Bilsham Road.

TO NOTE ANY PLANNING APPEAL DECISIONS RECEIVED.

24. There were no planning appeals reported to the Committee.
25. **Planning Application Y/80/16/OUT – Resubmission of application for 100 houses on land to the south of Ford Lane and east of North End Road** – The Committee were advised that the applicant had submitted an appeal following the refusal by Arun District Council to grant planning permission on this application. The Chairman reported that the appeal would be dealt with by written representations which she offered to draft and circulate to the members of Committee for comment.
26. **Planning Application Y/19/16/OUT – Provision of 108 dwellings on land off Burndell Road** – The Committee were reminded that a Public Inquiry had been arranged to hear the “call-in” by Yapton Parish Council of the decision by Arun District Council to grant planning permission, even though the site was not included in the “made” Yapton Neighbourhood Plan.

The Chairman would be leading the case to be made on behalf of the Parish Council as an interested party at the Inquiry and requested the support of other parish councillors at the Inquiry due to commence on the 25th April and last for 5 working days. Mr Andy Faulkner, former Chairman of the Yapton Neighbourhood Plan Group, was authorised to attend the Inquiry and speak on behalf of the Parish Council in making its case to the Inspector.

TO RECEIVE DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES.

27. There were no Planning Applications made by Other Planning Authorities.

UPDATE ON THE DRAFT ARUN DISTRICT COUNCIL LOCAL PLAN

28. The Chairman updated Councillor's on the progress in updating the draft Arun Local Plan, and the probable impact on local housing numbers and the "made" Yapton Neighbourhood Plan. The Chairman had indicated earlier that Arun were looking to agree that 919 dwellings per annum were needed for the life of the plan which resulted in a deficit of 1,500 dwellings across the district. It was inevitable that Yapton would be requested to take on some new developments as its share in meeting that deficit.

The Chairman presented a number of options which the Committee could agree to;

- Sit and wait for Arun to agree its local plan and be faced with developments on sites which the Parish did not agree with;
- Look at ways of updating the Yapton Neighbourhood Plan specifically with regard to housing numbers and identifying possible sites for development, including reviewing those sites which were rejected when the original Neighbourhood Plan was agreed;
- Take a pro-active approach with Arun District Council and seek to identify sites in the Parish which residents would be happy to see developed for housing.

The discussion/negotiation with Arun District Council could be on the location and number of units on smaller strategic sites, or identifying which smaller sites currently identified in the updated HELAA document could be prioritised for development, rather than being brought forward on an ad-hoc basis. There would also be a possibility of creating a small sites DPD.

It was agreed to formulate a questionnaire, which could be circulated to all homes in Yapton, with a future edition of the Yapton News together with a suitable explanation, asking residents to identify and prioritise sites in the parish which could be developed for housing in the future.

DATE OF NEXT SCHEDULED MEETING: 8th May 2017

The Chairman closed the meeting at 7.47pm.

CHAIRMAN

Comments submitted on Planning Application Y/5/17/OUT – In supporting the application:-

The Planning Committee has fully considered the above application and has prepared the following response which has been submitted to Arun District Council as the Parish Council's support to this application:

Y/5/17/OUT Cinders Nursery & Land R/O Cinders Lane Yapton
Outline application for 51 no. dwellings with all matters reserved except for access.

Yapton Parish Council has given careful consideration to the above application. This response follows consideration of the application at a meeting of the Parish Council's Planning Committee held on the 13th March 2017. The proposal falls within the made Yapton Neighbourhood Plan and is in accordance with its housing policy and other related policies being an allocated housing site (SA2).

Yapton Parish Council recognises that this is an outline planning application which in essence seeks approval to the principle of housing with a detailed planning application to follow. YPC would stress that whilst supporting the application we would seek more detailed studies relating to both highways and landscaping along with the final detail of the design and materials used on the site.

Transport

The Parish Council would reiterate its concerns relating to the access arrangement to and within the site area. We would seek further transport studies on the junction of Cinders Lane and Bilsham Road by way of a condition attached to any decision.

The site is accessed via a proposed improved junction with Cinders Lane and Bilsham Road. However, this section of Bilsham Road is both a busy section of road and subject to persistent congestion due to resident street parking and customers parking outside Bilsham Stores. Congestion and conflict is further compounded at this junction by traffic movements to and from Meadowcroft Surgery and the allotments. There is a need to ensure that pedestrian access to Bilsham stores and the surgery remain safe and a more robust solution put forward to ensure a safe junction for cars and pedestrians. The Parish Council would ask that this junction and its proposed site-lines be re-examined along with the surgery parking arrangement.

The Parish would suggest that the surgery has only one access point or a restriction placed on the front car park ensuring that it is used purely for staff lessening the frequency of use of this second access point.

The Parish note that pedestrian links within the site are compromised with pedestrians being encouraged to cross Cinders Lane on a blind bend. We would seek better pedestrian

links/walkways within the scheme linking to the existing footpaths to the north of the site, enabling easy access to the allotments and countryside without the need to cross Cinders Lane.

Landscaping

The proposal's outlined open space is not fully dedicated as open space but has a dual use being used in part as car parking. The Parish would seek fully dedicated open space and improved landscaping to reflect the rural nature of the site and its backdrop.

The Parish would ask that conditions are attached to any decision to ensure that all existing and proposed drainage ditches along the site's boundary are fully cleared and repaired if required before any building works commence. A management plan should be agreed and implemented before the first unit is occupied to ensure on-going maintenance into the future.

The Parish Council supports this planning application, but with a number of reservations as listed above which we would seek to be dealt with by way of conditions.

DRAFT