

UNCONFIRMED
YAPTON PARISH COUNCIL
PLANNING COMMITTEE
MINUTES

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

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

Also present: Councillors Stephen Haymes Mrs S. Baker, Mr C. Sprules, Mr Gardiner (Clerk of the Council) and 29 members of the public.

APOLOGIES FOR ABSENCE

11. Apologies were received from Mr Pickthall.

DECLARATIONS OF INTEREST

12. 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.

PUBLIC QUESTION TIME

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

- (a) The Chairman invited Ian Johnson from Luken Beck to say a few words on behalf of the applicant for the development of 51 residential dwellings on Bonhams Field which was being considered by the Committee tonight. He commented that he felt Yapton Neighbourhood Plan had limited weight, that the plans and policies relating to housing were out of date, and the local authority could not demonstrate a 5 year housing land supply. The Objectively Assessed Housing Need was not up to date and resulted in a shortfall of around 1,500 homes with the annual target being 919. Arun were only demonstrating a 2 year housing land supply.

Mr Johnson stated that Arun District Council was pushing for larger sites which did not address the short term needs for housing, as the associated infrastructure took time to be in place. Seaward Properties, who were represented by Steve Culpitt, were keen to set a benchmark for a quality small development in Yapton with an option on this site with the Lyons family. The Architect had been specifically chosen with a specific brief to design a scheme complementary to the location of the site.

- (b) Mr Lovell of Bonhams House stated that the use of the name Bonhams Field was not appropriate for this site. He referred to the fact that some of the site was in a conservation area, and he had previously written to Arun District Council requesting that the conservation area be extended across the field to encompass the site. He referred to the fact that the access to this development would be dangerous as it was on a fast stretch of road near to a sharp bend. He also queried the overall sustainability of this development.
- (c) The owner of a property which was located near to the proposed site, stated that the property in which he lived was over 140 years old and the characteristics of the area had remained in a very similar state since his property was built and the proposed development would have an adverse impact on this historical part of the village.

- (d) A local resident voiced concerns about the risk of flooding in the area which was prone to flooding. The Chairman stated that Southern Water had already flagged this issue up, but there would usually be an engineering solution to mediate the issues.
- (e) Further concerns were raised about flooding which was evident outside certain properties for up to 10 months of the year.
- (f) A resident suggested that there was a better site for this development as it would currently affect a listed building, Bonhams Farm and other properties in the area.
- (g) A concern was raised about the impact of parking in the layby opposite the entrance to the proposed development which was already full at certain times, and was subject to dangerous manoeuvres on the busy road with vehicles trying to use the layby.
- (h) Many people present felt that this development would effectively join Yapton and Barnham into one.
- (i) A query was raised whether the application would require a change of use as this would be a loss of prime Agricultural Land.

PLANNING APPLICATION

8. The Planning Committee had before them and considered the planning application received as shown in the table below:-

Reference	Proposal	Location	Comments submitted or Dates due for submission
Y/1/17/OUT	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.	Bonhams Field Main Road Yapton Applicant: Seaward Properties Limited & Mr & Mrs R. Lyons	Comments due to Arun District Council by 23 rd February 2017

The Chairman opened the debate by the Committee Members commenting that if this application gets the go-ahead it would be more than likely to lead to further small sites being approved and developed. The Chairman stated that currently Yapton faced a total allocation of 849 dwellings in the draft Local Plan currently under consideration. Mrs Newman referred to the case currently in the High Court, where the Secretary of State went against his Inspector's recommendation and gave weight to the fact that the application site was not in the "made" Yapton Neighbourhood Plan. The Secretary of State did, however agree that Yapton was a sustainable location in planning terms, although we are aware locally that the school will soon be over capacity, and the local Doctor's Surgeries are severely stretched.

The Chairman stated that the current problems had been created by the delay in the preparation of Arun District's Local Plan and the ever increasing housing numbers required. Arun District Council were looking at the big picture but needed to develop mechanisms to deal with the housing issues in each parish, which would require the working up of development plans in consultation with the Parish and Town Councils in the area.

In relation to a number of comments from the floor, the Chairman confirmed that in general Section 106 monies would go to the District and County Council and would not return to local area. Further issues were raised about the lack of properties suitable for the elderly, and that social housing would be integrated on the site in line with current planning policies. Some felt this was the end of Yapton as a rural village.

The discussion continued and the following points were raised by Committee Members:

- (i) The main objective in considering all planning matters in relation to the parish was to maintain the integrity of the “made” Yapton Neighbourhood Plan;
 - (ii) Any further planning decisions in Yapton should await the outcome of the challenge in the High Court due to be heard on the 21st March 2017 to ensure a consistency of approach;
 - (iii) The application currently being considered was in contravention of both the Arun District Council Local Plan policies and the Yapton Neighbourhood Plan policies in relation to the proximity and setting of the development to the conservation area;
 - (iv) The development of this site would destroy one of the key approaches to the village in protecting its green areas and rural nature of the location;
 - (v) The development encroaches on the setting of this historic part of old Yapton;
 - (vi) The quality of the development is not in doubt but it does encroach the green areas particularly alongside the canal;
 - (vii) The viability of the underground water and sewerage storage and general concerns with flooding and drainage in the area;
 - (viii) In general terms would oppose the development as it goes against the Neighbourhood Plan, but would agree that some of the house designs are attractive and would fit in with the characteristics of Yapton.
9. Following consideration of the issues raised during the discussion by the Committee and the matters raised during Public Question Time the Chairman summarised the main points relating to planning application Y/1/17/OUT:
- (i) The Committee were of the view that this application contained a proposal of a high standard;
 - (ii) It was felt that this scheme was appropriate in design terms in relation to the village setting of Yapton;
 - (iii) The proposal was outside the “made” Yapton Neighbourhood Plan;
 - (iv) The scheme was on the edge of and falls into part of the Yapton Conservation area;
 - (v) The scheme was not appropriate in the setting of neighbouring listed and historical buildings;
 - (vi) The proposed location of the scheme would spoil one of the remaining rural approaches to the village;
 - (vii) There are significant drainage and flooding issues in the area;
 - (viii) The scheme would introduce yet further traffic in the village;
 - (ix) Concerns have been expressed by Network Rail over increased traffic in North End Road;
 - (x) ??? says 100 houses are ok but more than that are difficult;
 - (xi) The Doctor’s Surgeries in the village are already stretched, and the school will soon be over capacity;
 - (xii) There are no plans to increase / improve other local facilities;
 - (xiii) The parish recognises that there is a significant need for additional housing, but these needs to be carefully planned in consultation with the parish and its residents, and not through piecemeal speculative applications.
10. The Committee unanimously resolved to OBJECT to application Y/1/17/OUT on the grounds summarised in paragraph 9 above, and to request Arun District Council not to grant planning permission on application Y/1/17/OUT.

DATE OF NEXT SCHEDULED MEETING: 13th March 2017

The Chairman closed the meeting at 7.48pm.

CHAIRMAN

Comments submitted on Planning Application Y/1/17/OUT – In objecting to 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 objection to this application:

DRAFT