

UNCONFIRMED

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 11th September 2017 at Yapton & Ford Village Hall commencing at 7pm.

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

Also present: Councillors Stephen Haymes and Mrs Pam Evans, Mr Gardiner (Clerk of the Council) and 14 members of the public.

APOLOGIES FOR ABSENCE

63. Apologies were received from Mr Kendall.

DECLARATIONS OF INTEREST

64. 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

65. No matters were raised.

PUBLIC QUESTION TIME

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

- (a) A member of the public asked what timescales we were working to with Arun District Council with regard to reviewing the Yapton Neighbourhood Plan. The Chair responded that there was currently no plans to review the Neighbourhood Plan and we were in the current situation because of the delays to the preparation of the Arun District Council Local Plan. The Council was intending to write to Arun with the results of the local housing sites survey.
- (b) A local resident was alarmed about the number of planning applications which had been submitted recently, and was concerned that the Parish Council might be forced into accepting large developments in the village. The Chair outlined the considerable amount of work and discussions that took place between the Parish Council and the Arun Planning Department, and there had been involvement by the MP in lobbying Ministers and meetings to discuss the current state of planning in the district. The resident suggested some kind of e-mail notification be introduced to tell residents about new planning application received in Yapton.

MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 10TH JULY 2017

67. The Committee agreed the minutes of the Meeting of the Planning Committee held on the 10th July 2017. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

68. There were no matters arising from the minutes.

PLANNING APPLICATIONS

69. The Planning Committee had before them and considered the following planning applications received as shown in the table below:-

Schedule of Planning Applications received and Comments submitted July (part) and August 2017			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/53/17/DOC	Yapton Free Church The Old Church Building Main Road Yapton Applicant: Mr Reginald Hawks Case Officer: Mr S Davis	Application for approval of details reserved by condition imposed under Listed Building Consent Y/12/16/L relating to Condition No. 3 (Schedule & sample of such materials & finishes to be used for external walls and roofs)	Received 04/08/17 Comments due to ADC by 31/08/17 Comments submitted: None submitted yet Status @ 04/09/17 UNDECIDED – Decision due by 15/09/17
Y/39/17/L	Elm Barn Main Road Yapton Applicant: Mrs A Broughton Case Officer: Richard Temple	Application for Listed Building consent to fit 2 No. tracks to hold ceiling hoists in bedroom & bathroom.	Received 11/08/17 Comments due to ADC by 07/09/17 Comments submitted: None submitted yet Status @ 04/09/17 UNDECIDED – Decision due by 02/10/17

PLANNING APPEALS

70. To note the progress with the following planning appeals:

- (i) Land south of Ford Lane, East of North End Road, Yapton (100 houses) – The Planning Inspectorate have decided that this appeal will be heard through a public inquiry which is due to be heard on the 12th December 2017.

- (ii) Land off Burndell Road (108 houses) – The outcome of the appeal by Gleasons following a public inquiry hearing in April 2017 is expected by mid October 2017.

ARUN DISTRICT COUNCIL DRAFT LOCAL PLAN

71. The Committee noted that the Examination in Public by the appointed Inspector is due to take place from the 19th to 21st and 26th to 29th September 2017;
72. The Committee agreed that Councillor Derek Ambler would be requested to attend the hearing session Matter 4e – Strategic Housing Allocation – Inland Arun - to represent the Parish Council at the hearing. The Chairman agreed to prepare a written statement which Councillor Ambler could present to the Inspector at the hearing.
73. The Committee discussed the results of the recent survey entitled “How do you want your village to grow” (Schedule of results and comments received attached as an Appendix to these minutes). A total of 169 responses had been received and analysed and the Committee drew the following conclusions from the results:
- a. A statistically valid response from 169 respondents;
 - b. The analysis points to movement of the village boundary as set out in the Neighbourhood Plan;
 - c. Development should be on the outskirts of the village, and not in the centre, and no movement northwards, with proposals that the south western boundary remaining the same and some squaring off on the western flanks;
 - d. Sites acceptable for development: Maypole Lane, Maypole Field, Bonhams Field, Burndell Road, Little Meadow, Bonhams – Hoe Lane.
 - e. Those deemed not to be acceptable for development: Land South of Ford Lane, Stakers Farm, Scout Hut Field.
 - f. It was noted that of the 9 sites being considered 6 were already running in planning terms.
74. The Committee received an update from the Chairman on the latest information coming from Arun District Council on the draft local plan. A total of 1,000 housing units was likely to be required for each year of the life of the proposed Local Plan. A discussion ensued on a possible response to Arun District Council on the provisional allocation of housing numbers to be allocated to the Parish as part of the Local Plan recommendations. The main points of the response have been set out in the written statement prepared by the Chairman, and which Councillor Ambler would be presenting to the Inspector at the hearing on Matter 4e. The statement is attached to these minutes.

STRATEGIC SITE NO SD07 – TACK LEE ROAD / DROVE LANE / BILSHAM ROAD

75. The Committee noted that the developers of the above site are holding a public exhibition on the proposed plans for this site on Monday 25th September 2017 from 1.30pm to 8pm at the Village Hall.
76. The Committee held a wide ranging discussion on the proposed new Strategic site at Tack Lee Road / Drove Lane / Bilsham Road. The Committee began to formulate proposals on how the Parish Council might influence the development in design terms and facilities, and agreed that the Parish Council had to be pragmatic with this proposed new development, which is outside of the Yapton Neighbourhood Plan, as it is a Strategic Site likely to be incorporated in the agreed Arun Local Plan. The site might encompass between 400 to 600 dwellings and the Parish Council would want to influence the development. The Parish Council agreed that getting the right infrastructure was key, particularly in regard to the provision of future medical facilities and primary school facilities. It was also felt that the development should be sympathetic to the rural nature of the village, and links to the village need to be carefully created in the plans.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 13TH NOVEMBER 2017

The Chairman closed the meeting at 7.40pm.

Chairman

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