

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

UNCONFIRMED MINUTES

A meeting of the Planning Committee was held on the 13th January 2020 at Yapton & Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Haymes, Mrs Greenan, Holden, Pickthall, County Councillor Mrs Pendleton, Mr Gardiner (Clerk of the Council) and 4 members of the public.

The Chair referred to the recent sudden death of Planning Committee member Tony Kendall whilst on holiday abroad with his wife Lynn. Tony had been a valued member of the Committee for the past 8 years and will be greatly missed for his attendance at meetings and in submitting detailed comments on planning applications.

APOLOGIES FOR ABSENCE

1. There were no apologies for absence.

DECLARATIONS OF INTEREST

2. 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

3. There were no urgent matters arising.

PUBLIC QUESTION TIME

4. The following questions / issues were raised:
 - (a) A local resident asked if there was a forum for publishing information on current planning applications and progress with new developments. The Chair responded that it was a good idea as there were many sites which were at different stages of planning and development. It was suggested that a map showing each site with a planning reference, site details and a brief explanation could be prepared.

- (b) At the previous meeting a resident had expressed concern that a plot of land had been cleared behind the new Kings Close development and a gate installed. The Chair reported that the resident had been in touch to say that a dropped kerb had now been installed.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH NOVEMBER 2019

- 5. The Committee agreed the minutes of the meeting of the Planning Committee held on the 11th November 2019 and the Chairman was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

- 6. The Chairman went through the minutes and the following matters were raised:
 - (a) **Minute 89 (a) - Proposed TRO on Bilsham Road in Yapton** – The Chair referred to the discussion on this proposed TRO and confirmed that the response had been submitted to the County Council. The Chair reminded the Committee that the measurement and siting of the double yellow lines were critical in ensuring that cars could stop outside the Bilsham Stores.
 - (b) **Minute 90 - Y/77/19/OUT - Land south of Hoe Lane Flansham** – It was reported that an appeal hearing on this application was due to be held at Bognor Regis Town Hall on Wednesday 15th January at 10am.

CORRESPONDENCE

- 7. To receive any correspondence received since the date of the last meeting of the Committee:
 - (a) **Ford Circular Technology Park**

The Committee noted receipt of an e-mail (*Copy attached to these minutes*) from Philip Atkinson dated 19th December 2019, Estates Director, Grundon Waste Management & Director, Ford Energy from Waste Limited.

Grundon Waste Management and Viridor recently announced plans to jointly develop a state-of-the-art Energy Recovery Facility (ERF) at Ford Circular Technology Park, between Ford and Yapton. The site already benefits from planning permission for an ERF - consented in 2015 by West Sussex County Council - alongside a waste transfer facility and waste collection vehicle depot which are currently operational.

Whilst plans are still at an early stage, Grundon intend to hold a public consultation on their proposals in early 2020. It is then their intention to submit a planning application to West Sussex County Council in early summer. Ahead of this consultation, Grundon

would like to offer the Parish Council an individual briefing, so they can discuss their proposals in more detail and answer any questions.

The Clerk reported that a meeting had been arranged with Ford Parish Council and the Parish Council had been invited to attend that meeting due to take place in the Village Hall in Yapton on Wednesday 15th January at 2pm. Councillor Haymes and Councillor Ambler indicated that they would be able to attend.

(b) Consultation on Arun District Design Guide Supplementary Planning Document

The Committee noted receipt of an e-mail (*Copy attached to these minutes*) from Donna Moles, Senior Planning Officer, Planning Policy Section of Arun District Council dated 20th December 2019. The e-mail informed the Parish Council that Arun District Council is consulting on the Arun District Design Guide Supplementary Planning Document from 9th January 2020 until 5pm on 21st February 2020.

The Arun District Design Guide SPD is intended to provide further detail to the Design policies of the Arun Local Plan (chapter 13) and to raise the standard of design across the District. The Arun District Design Guide sets out the District Council's expectations with regard to the design quality of new development, and for the preservation, conservation and enhancement of the built and natural environment with its distinctive character and qualities that can be found within the District.

Following the consultation, the guide will, subject to any changes necessary to address any representations made; go to Full Council to be adopted as a Supplementary Planning Document to be used by Arun District Council when determining planning applications.

The Committee was asked to consider the information contained in the e-mail and to indicate if it wished to make a response. The Chairman stated that she was happy to draft a response and requested that Members of the Committee let her have any comments by the end of January 2020.

PLANNING APPLICATIONS

8. 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 – 13 th January 2020				
Schedule of Planning Applications received and Comments submitted November and December 2019				
Planning List Number	Date Planning Application received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
44	01/11/19	Y/87/19/HH	<p>Single storey rear extension</p> <p>8 Mill View Road Yapton</p> <p>Applicant: Mrs Morris</p> <p>Case Officer: Amber Willard</p>	<p>Received 01/11/19</p> <p>Comments due to ADC by 28/11/2019</p> <p>Comments Submitted: No Objection</p> <p>Current Status Approved Conditionally on 20/12/2019</p>
45	11/11/19	Y/63/19/RES	<p>Bonhams Field Main Road Yapton BN18 0DX</p> <p>Amended plans</p> <p>Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.</p> <p>Applicant: Seaward Properties Ltd</p>	<p>Received 11/11/19</p> <p>Comments due to ADC by 02/12/2019</p> <p>Comments Submitted: Response submitted on 02/12/2019</p> <p>Current Status Undecided To be decided by Committee on 08/01/2020</p>

			Case Officer: Simon Davis	
46	15/11/19	Y/100/19/A	<p>Land off Burndell Road Yapton</p> <p>Various Non-illuminated advertisements.</p> <p>Applicant: Bovis Homes</p> <p>Case Officer: Amber Willard</p>	<p>Received 15/11/19</p> <p>Comments due to ADC by 12/12/2019</p> <p>Comments Submitted: Submitted 11/12/2019 – see below</p> <p>Current Status Re-advertised amended plans for comment back by 30/01/20 Undecided To be decided on ??/??/??</p>
<p>Comments submitted on Y/100/19/A</p> <p>YPC have fully considered the above retrospective planning application and would like to express its strong objection the the excessive proposed use of marketing signage and flags. YPC recognise the need for any company to market its product. However, with the prolific use of yellow road signs along the A27 and A259 and those local B roads in between, YPC feel the use of a further 22 board signs and 32 flags to be excessive for a village location. YPC accept the need for a V board but would prefer a smaller more appropriate sized board than that proposed/in situ. A smaller board would be more in keeping with this rural location and less obtrusive to neighbouring residents as well as not so distracting to passing motorists. Two fence panel signs should be sufficient. YPC challenge the need for a further 19 fixed signs for a site with only one entrance/exit point. YPC see no additional marketing benefit in so many signs but do view their use as unnecessary over use of street signage. YPC have strong reservations with regard to the need or indeed the benefit for 32 flags to advertise the site especially where these will only be visible to those who are already visiting the site or residents overlooking the site. It should be noted that the noise generated by these flags will have a negative impact on adjoining properties and residents. YPC therefore object to the density of proposed signage for this site. YPC would ask that the applicant re-submit a more sympathetic proposal omitting flags and using fewer and smaller fixed boards/signs.</p>				
47	22/11/19	Y/105/19/PL	Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a	<p>Received 22/11/19</p> <p>Comments due to ADC by 19/12/2019</p>

			<p>replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Granite Gate Ltd</p> <p>Case Officer: Maria Tomalova</p>	<p>Comments Submitted: Objection – see comments below</p> <p>Current Status Undecided To be decided on 09/01/2020</p>
<p>Comments submitted on Y/105/19/PL</p> <p>YPC have fully considered the above application.</p> <p>YPC recognise that whilst the site falls within Yapton's BUAB the buildings form an important part of both the listed building's setting as well as the Yapton Main Road Conservation Area. It is with these two important factors in mind that YPC wish to ensure that a truly sympathetic approach is adopted with any future development of these important agricultural buildings in terms of setting, materials and any refurbishment/redevelopment works.</p> <p>YPC wish to object to the current proposal set out in the above application on grounds of Highways. This stretch of North End Road is subject to continuous congestion resulting from overflow street parking from both Yapton Primary School and the Avisford Doctor's Surgery. The current parking situation frequently blocks visibility splays to and from the proposed entrance way. Therefore, YPC believe that unless the current parking problem can be resolved the Staker's Farm entrance/exit point is inadequate for the applicant's proposed increased intensification of site in terms of traffic movements and flow.</p> <p>YPC would also state that it regards the proposed amenity space for Barn 3 to be insufficient for a 3 bed house. YPC would also question whether the introduction of a third dwelling in this location actually enhances the site but probably simply causes unnecessary over intensification for a sensitive set of historic farm buildings.</p>				
47	22/11/19	Y/106/19/L	<p>Listed building consent for conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.</p> <p>Stakers Farm North End Road</p>	<p>Received 22/11/19</p> <p>Comments due to ADC by 19/12/2019</p> <p>Comments Submitted: Objection – comments submitted as per Y/105/19/PL</p> <p>Current Status Undecided</p>

			Yapton Applicant: Granite Gate Ltd Case Officer: Maria Tomalova	To be decided on 09/01/2020
50	13/12/19	Y/89/19/HH	Single storey side extension linking semi-detached garage to existing house including conversion of existing garage to habitable use and rear extension. This application affects the setting of a listed building. Hazel Cottage Church Lane Yapton BN18 0EH Applicant: Mr Paul Rhodes Case Officer: Amber Willard	Received 13/12/19 Comments due to ADC by 12/01/2020 Comments Submitted: Not yet due Current Status Undecided To be decided on 12/01/2020

UPDATE ON ANY OTHER PLANNING APPLICATIONS

9. **Redrow Limited** - The Planning Committee had met with the Developer's and their representatives following 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. The developer (Redrow Limited) had taken space in the November edition of the Yapton News regarding plans for this site and the proposed 100 dwellings on the site south of Ford Lane and east of North End Road. Comments were being invited on the latest proposals for these sites and an application was expected to be submitted by the end of February 2020, together with a S.106 agreement.
10. **Dandara Limited** – This is the site known as SA1 in the Neighbourhood Plan – the field north of the Primary School. They have met with the Parish Council and are looking for a community focus and at the impact on the adjacent conservation site.
11. SD07 – Strategic Site – Gleasons are currently working up proposals for consultation.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

12. There were none for consideration at this meeting.

PLANNING APPEALS

13. Y/77/19/OUT - Land south of Hoe Lane Flansham – It was reported that an appeal hearing on this application was due to be held at Bognor Regis Town Hall on Wednesday 15th January at 10am.

NEIGHBOURHOOD PLAN UPDATE

14. 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 Council’s consultants had prepared a letter which the Clerk had sent to Arun District Council to inform them that Yapton would be pursuing a modification of the made Yapton Neighbourhood Plan. The Steering Group considered this series of modifications which the Consultants had prepared, at the meeting of the Steering Group on the 16th September. Arun District Council had responded on the 6th November 2019 with their preliminary views on the draft Modification Proposal and Modification Statement, which would be referred to the next meeting of the Steering Group.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 9TH MARCH 2020

The Chairman closed the meeting at 7.28pm.

Chairman