

UNCONFIRMED

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 13th November 2017 at Yapton & Ford Village Hall commencing at 7pm.

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

Also present: Councillors Stephen Haymes, Mrs Pam Evans and Mr Chris Sprules, County Councillor Mrs Jacky Pendleton, Mr Gardiner (Clerk of the Council) and 31 members of the public.

APOLOGIES FOR ABSENCE

77. There were no apologies tendered at the meeting. Since the meeting it was discovered that Mr Kendall had been too unwell to attend the meeting.

DECLARATIONS OF INTEREST

78. 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

79. No matters were raised.

PUBLIC QUESTION TIME

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

- (a) A member of the public queried what the access arrangements would be for the site which was recently granted outline planning permission following the dismissal of an appeal for 108 houses off Burndell Road;
- (b) A query was raised as to which builders would build out the development on Burndell Road. It was not known who that might be but Gleasons had been successful in obtaining the outline planning permission;
- (c) A local resident asked if the Parish Council can work with the Developers of the Strategic Site to influence the development to make the best of a bad deal? The Chairman confirmed that the Parish Council was already having discussions with the joint developers and the planning authority to input its views on the mix and type of development being proposed;
- (d) At the exhibition, staged by the Joint Developers and their agent at the end of September, it was not clear how many houses were being proposed for the Strategic Housing Site. An outline application is expected to be submitted in late 2017 or early 2018 and the joint developers are already discussing the density of housing with the planning authority;
- (e) A resident was very concerned that the development on the Strategic Site SD07 was a “fait accompli”, with no clues as to what was being proposed. They felt that the exhibition had not been well advertised and it

will affect the whole parish. The Chairman responded by saying that the exhibition had been quite well covered in the Yapton News which is delivered to all residents in the parish, posted on the Parish Noticeboard and the Parish Council website.

The Chairman commented that this site was identified in the draft Arun Local Plan as a strategic site which the Parish had little influence over, and it did not feature in the Yapton Neighbourhood Plan. The Parish, now that the site is being included as a strategic site, can use its power and influence to work with the planning authority and the developers and to try and get the best outcome on this development and its impact on the village;

- (f) A resident asked what the mix of property types are included on the strategic site and who decides and how can residents make their views known if they felt that the wrong types of housing were being built. Concerns would need to be expressed to the Planning Authority. It was noted that under the Arun Local Plan there will be a requirement for 30% Affordable Housing on this site.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH SEPTEMBER 2017

- 81. The Committee agreed the minutes of the Meeting of the Planning Committee held on the 11th September 2017. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

- 82. There was one matter arising from the minutes:
 - (a) Minute 66 (a) – Yapton Neighbourhood Plan – The Chairman updated the Committee on the effect of the recent planning applications and permissions on the parish built-up area boundary. She stated that this minute would need to be amended so that an updated Yapton Neighbourhood Plan could influence the sites where the parish felt that future development would be acceptable. The Committee *resolved* that the Built-Up Area Boundary included in the Yapton Neighbourhood Plan should be amended

CORRESPONDENCE

83. Neighbourhood Plans update

The Committee noted receipt of an e-mail from Donna Moules, Senior Planning Officer at Arun District Council with a copy of a press release by DCLG made on 20th September which contained some good news and certainty regarding funding for the next 4 years.

The e-mail also referred to the publication of the housing white paper, and to the notification that a further raft of measures to improve neighbourhood planning would be implemented later this year, as the [Neighbourhood Planning Act](#) comes into effect. This includes new rules to speed up and strengthen the popular neighbourhood planning process by simplifying how plans can be revised as local circumstances change. Further information on updating a plan is contained in the Planning practice guidance Paras 84, 85, 86 and 87.

(ii) Planning Applications to be determined at future meetings by the Arun District Council Development Control Committee

The Committee noted recommendations of the Development Control Committee of Arun District Council concerning the planning applications which will be considered by the Development Control Committee in the future - copy of recommendation is set out below:

The Committee agreed to

RECOMMEND TO FULL COUNCIL

That Part 4 of the Constitution be amended as follows:-

3.1.2 Where the following exceptions apply, the application or matter will be determined by the Development Control Committee:

- i. Any Major or Minor application for planning permission which prior to its determination is subject to a written representation from a Parish Council, Town Council or formal Parish Meeting, which has been received within the consultation period and which is in conflict with the recommendation of officers;
- ii. Any planning application for Full or Outline planning permission by or on behalf of the Council
- iii. Any Major or Minor application as defined by the Department of Communities and Local Government which would create a new access or egress via the A27, A29, A284, A259 and A280
- iv. Any Householder application where the Ward Member has submitted a written request to the Chairman and Vice-Chairman for a ‘referral’, and that has been agreed by the Chairman and Vice-Chairman. Any written request must be submitted prior to the expiration of the statutory consultation period and must set out the reason for the ‘referral’ against the criteria that there are sound planning reasons why an officer level decision is insufficient.

PLANNING APPLICATIONS

83. The Planning Committee had before them and considered the following planning applications;

Schedule of Planning Applications received and Comments submitted September and October 2017			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/56/17/HH	Wellow Barn Old Barn House Hoe Lane Applicant: Mr L Hickey Case Officer: Richard Temple	Detached carport. This application may affect the setting of listed buildings.	Received 22/09/17 Comments due to ADC by 19/10/17 Comments submitted: No Objection Status @ 30/10/17 UNDECIDED – Decision due by 30/10/17
Y/57/17/L	Wellow Barn Old Barn House Hoe Lane	Application for Listed Building Consent for a Detached carport	Received 22/09/17 Comments due to ADC by 19/10/17

	<p>Applicant: Mr L Hickey</p> <p>Case Officer: Richard Temple</p>		<p>Comments submitted: No Objection</p> <p>Status @ 30/10/17 UNDECIDED – Decision due by 30/10/17</p>
Y/58/17/PL	<p>Stakers Farm North End Road Yapton</p> <p>Applicant: Sir/Madam</p> <p>Case Officer: Mr S Davis</p>	<p>Conversion of barn to form to 2 No. dwellings; detached garage & conversion of part link single storey building to garaging. This application may affect the setting of a listed building & affects the character & appearance of the Main Road/Church Road Conservation Area.</p>	<p>Received 29/09/17</p> <p>Comments due to ADC by 26/09/17</p> <p>Comments submitted: NO OBJECTION BUT CONDITIONS REQUIRED RELATING TO MATERIALS AND DESIGN No objection however YPC would draw your attention to the Yapton Neighbourhood Plan and its policies notably Policy E8 and E9 in relation to both conservation areas and impact on listed buildings on which the design and access statement is silent. YPC would expect the YNP to be considered and applied to the application. YPC therefore would seek conditions attached to this proposal to reflect these policies. YPC therefore seek the following conditions to be attached:</p> <ul style="list-style-type: none"> - Condition 1: suitable and appropriate materials to ensure that the buildings are enhanced and improved with sympathetic use of brickwork/flint/ apertures and appropriate roofing materials to reflect the heritage of the former farm yard and its farmhouse. - Condition 2: Appropriate measures are taken to ensure that bats and other sensitive wildlife are supported and protected on the site with minimal disturbance. - Condition 3: Appropriate landscaping is put in place

			<p>prior to occupation of any welling and has a 3 year management plan to ensure its maturing with any failures being replaced within the three year period.</p> <p>- Condition 4: Any garaging or outbuilding to be built to reflect the agricultural heritage of the site by use of appropriate materials and use of pitched roofing.</p> <p>Status @ 30/10/17 UNDECIDED – Decision due by 21/11/17</p>
Y/65/17/HH	<p>Rumford Church Road Yapton</p> <p>Applicant: Mr & Mrs A. Brearley-Smith</p> <p>Case Officer: Richard Temple</p>	<p>Buttressing & repair of failed flint wall. This application affects the setting of a Listed Building & the Character & Appearance of the Yapton (Main Road/Church Road) Conservation Area.</p>	<p>Received 20/10/17</p> <p>Comments due to ADC by 16/11/17</p> <p>Comments submitted: None submitted yet</p> <p>Status @ 30/10/17</p> <p>UNDECIDED – Decision due by 07/12/17</p>
Y/69/17/T	<p>Field House Yapton Lane Walberton</p> <p>Applicant: S & P Tree Specialists</p> <p>Case Officer: Zac Denton</p>	<p>Fell 2 No. Sycamore trees & reduce height of 7 No. Poplar trees to previous pollarding points (approximately 3m).</p>	<p>Received 03/11/17</p> <p>Comments due to ADC by 30/11/17</p> <p>Comments submitted: None submitted yet</p> <p>Status @ 06/11/17 UNDECIDED – Decision due by 15/12/17</p>

PLANNING APPEALS

84. 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 has decided that this appeal will be heard through a public inquiry which is due to take place on the 12th December 2017 at Bognor Regis Town Hall.
- (ii) Land off Burndell Road (108 houses) – The outcome of the appeal by Gleasons following a call-in of the planning permission decision by Arun District Council and the public inquiry hearing held in

April 2017 was announced on the 13th October 2017. The Planning Inspector dismissed the appeal and allowed the planning permission on this site.

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

85. The Committee discussed the new Strategic site at Tack Lee Road / Drove Lane / Bilsham Road. The Chairman referred to a meeting she had attended recently with the Senior Planning Officer at Arun District Council (ADC). She was concerned about the number of planning applications which had been received along the western boundary of the village. The northern and western boundary of the village was also sensitive following the survey conducted by the Parish Council in July / August of this year. It would not be until March 2018 that the Arun Local Plan would start to carry some weight with regard to future planning application decisions. Parishes would still be vulnerable until this time unless sites were contained in existing or emerging Neighbourhood Plans.

As stated earlier the parish council is liaising with the joint developers and Arun District Council over the outline planning application due to be submitted later this year or in early 2018. It was felt the site had to be sustainable and the infrastructure requirements need to be worked through before the application is submitted. The Parish Council had been invited to attend a meeting being organised by Arun District Council and the Joint Developers and other infrastructure providers on December 1st at the ADC offices.

The Committee *resolved* to confirm the proposals prepared by the Chairman of the Committee, on how the Parish Council might influence the development in design terms and the infrastructure and facilities provided, which have been submitted to Arun District Council for inclusion in discussions with the Developers once the Planning Application has been submitted.

Councillor Stephen Haymes referred to the possibility of a Member Working Party being set up by Arun District Council to oversee the implementation of this housing scheme.

SECTION 106 OUTSTANDING ACTIONS AND MONIES FOR THE YPC

86. The Committee considered a spreadsheet (*copy attached to the minutes*) which had been obtained from Arun DC relating to the Section 106 outstanding actions and monies due from planning applications approved for the Yapton Parish Council area. The Committee agreed that Councillor Chris Sprules (who had obtained the information from Arun District Council through a Freedom of Information request) be authorised to follow-up the actions and monies promised which had been included in the outstanding S.106 agreements, so that the Parish does not miss out on the matters agreed.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 15TH JANUARY 2018

The Chairman closed the meeting at 7.40pm.

Chairman