

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 14<sup>th</sup> May 2018 at Yapton & Ford Village Hall commencing at 8.30pm.

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

*Also present:* Councillors Haymes, Mrs Evans, Mr Sprules, County Councillor Mrs Pendleton, Mr Gardiner (Clerk of the Council) and 9 members of the public.

**APOLOGIES FOR ABSENCE**

29. There were no apologies for absence.

**DECLARATIONS OF INTEREST**

30. 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**

31. No matters were raised.

**PUBLIC QUESTION TIME**

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

(a) **Planning Application for 108 houses off Burndell Road** – a local resident referred to the fact that Japanese Knotweed was present on the land to be used in this application and asked who should be contacted. The Chairman stated that if the Knotweed was affecting local private homeowners then they should contact Arun District Council to report the situation.

(b) **Cinders Lane planning application** – a local resident asked if there was any news on the progress of this planning application. The Chairman stated that she was unaware of the current position regarding this application.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12<sup>TH</sup> MARCH 2018**

33. The Committee agreed the minutes of the Meeting of the Planning Committee held on the 12<sup>th</sup> March 2018. The Chairman was authorised to sign the minutes as a correct record.

**MATTERS ARISING FROM THE MINUTES**

34. The following matters were raised from the minutes:

- (a) **Planning Applications - Y/91/17/OUT and Y/92/17/OUT** – The Chairman reported that there were some issues outstanding on the applications regarding the strategic site. It was likely that the applications would now be considered by the Development Control Committee in late summer / early autumn.

**CORRESPONDENCE**

35. There was none.

**PLANNING APPLICATIONS**

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

Schedule of Planning Applications received and Comments submitted			
March / April 2018			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/13/18/PL	Street Buildings North End Yapton Applicant: Keith Langmead Ltd Case Officer: Michael Eastham	Variation of condition 3- approved plans & removal of conditions 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 following the grant of Y/49/17/OUT	Received 16/03/18 Comments due to ADC by 12/04/18 Comments Submitted on 12/04/18 <b>Objection</b>  The Parish Council has submitted separately to Arun District Council a full response to this application and the following extract is the "Conclusion" as set out in its response:  YPC has strong reservations with regards to the removal of any of the conditions and would welcome a detailed planning application and genuine community engagement, to ensure a truly sustainable development on this site.  Assuming that this is not an action that the applicant will consider, YPC strongly object to the removal of any conditions that will not safeguard and enhance the environment in landscape and built environment terms, improve the current stressed and congested local highway network, ensure adequate drainage and flooding solutions especially in light of Southern Water's objection to neighbouring Stakers Farm proposal (Y/44//17/OUT). Conditions must enable that the housing meets local need in terms of housing mix and longevity as per the YNP.

			<p>YPC therefore object to the removal of the conditions without suitable alternatives agreed that will ensure a truly sustainable development in terms of environment, social and economic role.</p> <p><b>Status @ 08/05/18</b>  <b>UNDECIDED – Decision due by 01/06/18</b></p>
F/5/18/RES	<p>Land South of Burndell Road Yapton  Applicant: Mr A Dineen  Case Officer: Mr David Easton</p>	<p>Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout &amp; scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES</p>	<p>Received 23/03/18  Comments due to ADC by 19/04/18  Comments Submitted on 19/04/18  <b>No Objection</b></p> <p><b>Status @ 08/05/18</b>  <b>UNDECIDED – Decision due by 15/06/18 – Target Committee on 06/06/18</b></p>
Y/14/18/HH	<p>26 Fairholme Drive Yapton  Applicant: Mr G Miles  Case Officer: Mr Simon Davis</p>	<p>Single storey side extension.</p>	<p>Received 23/03/18  Comments due to ADC by 19/04/18  Comments Submitted on 19/04/18  <b>No Objection</b></p> <p><b>Status @ 14/05/18</b>  <b>Approved conditionally 10/05/18</b></p>
Y/17/18/L	<p>Tryne Barn Hobbs Court Bilsham Road Yapton  Applicant: Mr &amp; Mrs Mason  Case Officer: Mr S Davis</p>	<p>Variation of conditions 2 &amp; 5 following a grant of planning permission Y/106/13/L for substitute elevation plans and construction joinery detail.</p>	<p>Received 13/04/18  Comments due to ADC by 10/05/18  Comments Submitted  <b>Not yet due</b></p> <p><b>Status @ 08/05/18</b>  <b>UNDECIDED – Decision due by 11/05/18</b></p>
Y/20/18/OUT	<p>Land adjacent to Bonhams &amp; Flints Hoe Lane Flansham  Applicant: Pallant Homes  Case Officer: Mr S Davis</p>	<p>Outline application with some matters reserved for the erection of 10 dwellings with access from Hoe Lane, Flansham (resubmission following Y/40/17/OUT). This application is a Departure from the Development Plan</p>	<p>Received 13/04/18  Comments due to ADC by 10/05/18  Comments Submitted  <b>Not yet due</b></p> <p><b>Status @ 14/05/18</b>  <b>UNDECIDED – Decision due by 28/06/18</b></p>

Y/16/18/PL	Tryne Barn Hobbs Court Bilsham Road Yapton Applicant: Mr & Mrs Mason Case Officer: Mr S Davis	Variation of conditions 2 & 5 following a grant of planning permission Y/105/13 for substitute amended elevation plans and construction joinery details	Received 13/04/18 Comments due to ADC by 10/05/18 Comments Submitted <b>Not yet due</b>  <b>Status @ 08/05/18</b> <b>UNDECIDED – Decision due by 11/05/18</b>
Y/22/18/PL	Building at Drove Lane Farm Drove Lane Yapton Applicant: David Langmead Sole Trader Case Officer: Ross Leal	Replacement open sided agricultural storage barn	Received 27/04/18 Comments due to ADC by 24/05/18 Comments Submitted <b>Not yet due</b>  <b>Status @ 08/05/18</b> <b>UNDECIDED – Decision due by 01/06/18</b>

#### DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

37. There were no planning applications to consider from other planning authorities.

#### YAPTON, FORD & CLYMPING PLANNING ADVISORY GROUP

38. Councillor Tony Kendall gave an update on the first meeting of the Yapton, Ford & Clymping Planning Advisory Group which met in Yapton on the 19<sup>th</sup> February 2018. This introductory meeting was very much a chance for representatives of the various groups involved with planning in the area to meet each other, and for representatives to give updates on various current planning applications.

#### PLANNING APPEALS

39. There are none currently outstanding in the Parish.

#### NEIGHBOURHOOD PLAN UPDATE

40. The Chairman summarised the various discussions which had taken place at various points during this evening's other meetings. The Council was still waiting for further clarification from Arun District Council regarding the update of the Yapton Neighbourhood Plan, and the allocation of the £5,000 grant funding which Arun had promised to local councils updating their plans. The provisions of the Neighbourhood Planning Act 2017, which were currently being brought into force, and for which the detailed guidance, which will assist the council in updating its made plan, was still awaited.
41. The Chairman referred to the work which she had been doing in advance of this week's meetings. This included looking at the best way to go about updating our Neighbourhood Plan. She also reported that she had managed to get about 8 volunteers to make up Neighbourhood Plan Steering Group which the Parish Council had agreed to set up at an earlier meeting. Four councillors had also been appointed to the Steering Group.

42. The Chairman had spoken to Locality (the Government organisation overseeing NPs) and the planning consultant we used last time round plus other consultants to understand approach, process and likely costs. Locality have confirmed that funding is available for modifying NPs and the Clerk of the Council has been working on this point. The planning consultant we used last time does not have capacity to take on our plan. However, after talking to other consultants Oneillhomer ([www.oneillhomer.co.uk/](http://www.oneillhomer.co.uk/)) seem the most proactive on updating NPs. They are also currently advising Arundel Town Council and others in Arun DC. Oneillhomer therefore have a strong level of expertise and have already examined the relevant background documents relating to ADC which will be of significant help in the work in updating our NP.

43. Oneillhomer have proposed a two stage approach:

- (i) in the first instance the Consultant's would **review the Yapton NP** and produce a series of suggested actions that are needed to update it as well as guidance as to how best to achieve these updates. It is at this point that YPC would submit an outline proposal to ADC to get verification as to whether a whole new NP is required including a Referendum or, as it is hoped, that a few identified modifications are implemented and the YNP agreed by ADC as updated without a Referendum.

This initial review will cost circa £2,000ex vat.

- (ii) **Final document** – would a Partial Modification OR Complete re-write of YNP be required. In both cases it is recommended that Oneillhomer would be the planning consultant appointed to ensure a sound NP is produced. The cost would be dependent on level of work required but the Locality grant will cover the full cost (anticipated at £9,000 ex vat) for a complete new NP.

The Committee had also been given a draft set of terms of engagement for agreement in order to allow work to start as quickly as possible on updating the YNP. The Clerk reported that pending receipt of the grants from Arun District Council and the application to Locality, there was £2,162 remaining in the existing Yapton Neighbourhood Plan Reserve.

44. After discussing the proposed approach the Committee resolved to:

- (a) Instruct Oneillhomer to proceed with the initial review of the Yapton Neighbourhood Plan as set out in paragraph 43 (i) above and to authorise the Chairman and the Clerk to agree detailed terms for the work;
- (b) The Committee agreed to utilise the Yapton Neighbourhood Plan Reserve to fund the first stage of the review (circa £2,000 ex vat);
- (c) Instruct Oneillhomer to proceed with the preparation of the final Yapton Neighbourhood Plan as set out in paragraph 43 (ii) above and to authorise the Chairman and the Clerk to agree detailed terms for the work;
- (d) The Clerk of the Council was authorised to make applications for grant assistance to Arun District Council and Locality UK at the appropriate time; and for the Chairman and the Clerk to agree the total budget for the whole process of updating the Yapton Neighbourhood Plan;
- (e) Agree the draft set of the terms of engagement (*copy attached to the minutes*) to enable work to start on updating the Yapton Neighbourhood Plan as soon as possible.

**DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 9TH JULY 2018**

**The Chairman closed the meeting at 8.40pm.**

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**Chairman**