

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

UNCONFIRMED MINUTES

A meeting of the Planning Committee was held on the 9th September 2019 at Yapton & Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Haymes, Mrs Greenan, Holden, Mrs Worne, Mr Gardiner (Clerk of the Council) and 5 members of the public.

APOLOGIES FOR ABSENCE

67. There were no apologies for absence.

DECLARATIONS OF INTEREST

68. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda.

URGENT MATTERS

69. The Chairman referred to the current consultation being undertaken by Highways England into possible routes for the Arundel Bypass Scheme which closes on the 24th October 2019. The consultation brochure can be found at <https://highwaysengland.co.uk/projects/a27-arundel-improvement/> and Planning Committee members are asked to let the Chair of Yapton's Planning Committee have any views on the proposed routes by the end of September 2019.

PUBLIC QUESTION TIME

70. The following questions / issues were raised:

(a) **Arun Planning Department** – a member of the public was concerned with the current state of play with the Department as he had been experiencing delays in any recent dealings he had had with the department. The Chair stated that they had been appointing more members of staff and she thought that the position was improving.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH JULY 2019

71. The Committee agreed the minutes of the meeting of the Planning Committee held on the 8th July 2019. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

72. The Chairman went through the minutes and there were two matters arising:

Minute 55 (a) - Cinders Lane Allotment Site – a meeting had taken place between the Parish Council and a representative from Bovis Homes. Bovis agreed to put more signage in place when closing footpaths and to contact Arun District Council regarding proposed tree works.

Minute 56 – Planning applications – The Chairman and the Clerk updated the meeting on various planning applications on which decisions had now been made which were listed in the minutes.

CORRESPONDENCE

73. Non-Strategic Sites DPD Issues & Options Consultation

The Committee noted receipt of the following E-mail from Kevin Owen from Arun District Council dated 9th July 2019:

“Dear all,

At the moment progress on the NSS DPD Issues & Options is delayed - this is unfortunate and I apologise for this but we aim to get back on track later in the year. When this work is sufficiently prepressed and cleared, I will then ensure that there is a Parish briefing and advanced notice.

You may have been alerted to the other consultations taking place at this time as follows:-

- Gypsy & Traveller DPD – Issues and Options 8 July – 2 September 2019
- Parking Standards SPD 2 July – 30th July
- Open space, Playing Pitches and Built sports Facilities SPD – 2 July -30 July

I understand that one of the links to documents in the consultation email re above may not work – we are looking to resolve this a.s.a.p.. but can also advise that these documents can be accessed via the consultation web page e.g. for the Gypsy & Traveller Site Identification Study – click on the web tab that says ‘Planning Policy Consultations’; then in the list, click Arun Gypsy & Traveller: Issues & Options; then click supporting docs tab then, the middle document “FINAL Arun G” Please use this link to get to the consultations page: <http://arun.objective.co.uk/portal>

Some of you may also be concerned about the publication of the Arun Authority Monitoring Report 2018 reported to Planning Policy Sub-Committee on 18 June and the fact that Arun cannot demonstrate a 5-year Housing Land supply. This now stands at 4.7 years.

The position with regard to the 3-year housing land supply is of particular import because of the relevance of paragraph 11d of the National Planning Policy Framework February 2019 i.e. the application of the ‘presumption in favour of sustainable development’ in relation to paragraph 14 and made Neighbourhood Plans. I can clarify that Arun has a 3-year housing land supply by virtue of having a 4.7 year housing land supply. This approach to determining the 3-year housing land supply is established by High Court decisions. The reference in the covering report for the AMR which stated that there was not a 3-year housing land supply was therefore not correct – apologies for this.

However, the lack of a 5-year housing land supply does mean that older made Neighbourhood Plans (i.e. older than 2 years at the point of the decision on an application) may be subject to the presumption in paragraph 11d. until the 5 year housing land supply can be re-established. Continued commitment and progress to review Neighbourhood Plans to keep them up to date is therefore important in helping to defend housing land supply and the statutory development plan.

Kind Regards

Kevin Owen |Planning Policy Team Leader, Arun District Council”

In particular, the Planning Committee were concerned with the delay in completing the work on the Non-Strategic Sites DPD which may affect the housing numbers preliminarily allocated to Yapton to meet the Housing Shortfall in the Arun Local Plan.

The Committee noted the consultations which had taken place over the summer break which Yapton had not been able to respond to.

Finally, the Committee noted that the 5-year housing land supply figure had dropped to 4.7 years which could have an adverse impact on the ability to resist further planning applications in the village until such times that the “made” Yapton Neighbourhood Plan had been updated.

PLANNING APPLICATIONS

73. The Planning Committee considered the planning applications as shown in the schedule below and confirmed the responses to Arun District Council;

| Schedule of Planning Applications received and Comments submitted July and August 2019 | | |
|---|--|---|
| Planning Application Reference | Planning Application, Location, Applicant, Case Officer | Comments submitted or Dates due for submission |
| Y/22/19/PL READVERTISED | Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings & may affect the character & appearance of the Main Road/Church Road, Yapton Conservation Area. Garage Premises Main Road Yapton Applicant: Mr P. Mountford Case Officer: Maria Tomolova | Received 12/07/19 Comments due to ADC by 08/08/2019 Comments Submitted: No Objection Current Status Undecided Decision due by 08/08/2019 |
| Y/57/19/PL | Conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding Old Bilsham Farm Bilsham Lane Bilsham Yapton Applicant: Mr M Inglis Case Officer Mr S Davis | Received 26/07/19 Comments due to ADC by 22/08/2019 Comments Submitted: See below Current Status Undecided To be decided by Committee on 06/11/2019 |

Comments Submitted:

An Objection

Whilst Yapton Parish Council (YPC) support regeneration of existing suitable buildings within the Parish's BUAB, YPC is of the view that this proposal has failed to take into consideration both the rural position of this site and the importance of the listed building and its immediate setting. YPC therefore object on the following grounds: Outside the BUAB Over development of the proposed plot having a significant and negative impact on the listed building and its setting. Inadequate amenity space provided for each individual proposed unit in relation to the buildings' rural setting Poor parking and vehicular turning provision on a dwelling by dwelling basis. Inadequate cycle and bin provision for each individual unit. YPC would seek the above stated issues properly addressed before this application is fully considered. This would ensure a sympathetic approach is adopted to the potential redevelopment of this site as a whole.

YPC therefore object to this proposal in its current form.

Y/58/19/L

Application for Listed Building Consent for conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding

Old Bilsham Farm
Bilsham Lane
Bilsham
Yapton

Applicant: Mr M Inglis

Case Officer Mr S Davis

Received 26/07/19

Comments due to ADC by 22/08/2019

Comments Submitted:

See below

Current Status

Undecided

To be decided on 10/09/2019

Comments Submitted:

An Objection

Whilst Yapton Parish Council (YPC) support regeneration of existing suitable buildings within the Parish's BUAB, YPC is of the view that this proposal has failed to take into consideration both the rural position of this site and the importance of the listed building and its immediate setting. YPC therefore object on the following grounds: Outside the BUAB Over development of the proposed plot having a significant and negative impact on the listed building and its setting. Inadequate amenity space provided for each individual proposed unit in relation to the buildings' rural setting Poor parking and vehicular turning provision on a dwelling by dwelling basis. Inadequate cycle and bin provision for each individual unit. YPC would seek the above stated issues properly addressed before this application is fully considered. This would ensure a sympathetic approach is adopted to the potential redevelopment of this site as a whole.

YPC therefore object to this proposal in its current form.

Y/59/19/L

Application for Listed Building Consent for removal of garage door & replace with window. Removal of interior walls.

Willow Cottage
Church Road
Yapton

Applicant: Mr & Mrs Evans

Case Officer Finlay Gardner

Received 26/07/19

Comments due to ADC by 22/08/2019

Comments Submitted:

None submitted

Current Status

Approved Conditionally on 09/09/2019

| | | |
|--------------------|---|---|
| <p>Y/61/19/PL</p> | <p>Application for variation of condition imposed on planning permission Y/53/16/PL relating to condition no.4 amendment to site layout. This application affects the setting of a Listed Building.</p> <p>Yapton Metal Company Burndell Road Yapton</p> <p>Applicant: Lakewood Homes Ltd</p> <p>Case Officer Mr S Davis</p> | <p>Received 26/07/19</p> <p>Comments due to ADC by 22/08/2019</p> <p>Comments Submitted: None submitted</p> <p>Current Status</p> <p>Undecided</p> <p>To be decided on 06/11/2019</p> |
| <p>Y/63/19/RES</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>Bonhams Field Main Road Yapton BN18 0DX</p> <p>Applicant: Seaward Properties Limited</p> <p>Case Officer Mr S Davis</p> | <p>Received 16/08/19</p> <p>Comments due to ADC by 13/09/2019</p> <p>Comments Submitted: Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>To be decided on 08/11/2019</p> |

UPDATE ON ANY OTHE PLANNING APPLICATIONS

74. The Chair referred to 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 due to the loss of "Grade 1" agricultural land. Since that decision, representatives from the Developer's had sought a meeting with the Planning Committee to review the current position and how the application might be taken forward.
75. The Chair referred to a meeting which had been held with the recently appointed new agents acting for the planning application which had been submitted for Bonhams, Hoe Lane, Flansham.
76. The two applications for the provision of a Crematorium had been considered by the Arun Development Control Committee on the 7th August 2019. The Application from Landlink Estates in the Parish of Yapton (Y/103/18/PL) was deferred to enable a road safety audit to be undertaken. The application in the Parish of Climping (C/43/19/PL) had been been refused as detailed in the officer's report and the officer report update.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

77. There were none for consideration at this meeting.

PLANNING APPEALS

78. There are no planning appeals currently outstanding in the Parish.

NEIGHBOURHOOD PLAN UPDATE

79. The Chair referred to the fact that Arun District Council does not currently have a 5-year housing supply under its agreed Local Plan. This is due to the non-agreement of Planning Applications mainly in the Pagham area amounting to a shortage of around 400 units. This could possibly result in more speculative planning applications being received from Developers. For a Neighbourhood Plan to be effective it has to be at least or no older than 2 years old and Yapton's was made in 2014 and is already out of date.
80. The Planning Committee received an update on the progress being made in reviewing the "made" Neighbourhood Plan with a view to updating the Plan to take into account the requirement for additional housing numbers and other matters now that the Arun Local Plan (ALP) has been agreed.
81. Over the summer months the 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 would be considering a series of modifications which the Consultants had prepared, and at the next meeting of the Steering Group on the 16th September the group would be considering a draft Modification Proposal and Modification Statement.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 11TH NOVEMBER 2019

The Chairman closed the meeting at 7.22pm.

Chairman