

UNCONFIRMED

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 10th September 2018 at Yapton & Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Haymes, Mr Pickthall, Mr Gardiner (Clerk of the Council) and 9 members of the public.

APOLOGIES FOR ABSENCE

45. Apologies for absence were received from Mr Kendall.

DECLARATIONS OF INTEREST

46. 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

47. No matters were raised.

PUBLIC QUESTION TIME

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

(a) Response to Clays Farm Planning Application – A local resident asked if the Parish Council would be objecting to the Clays Farm Planning Application, and also another question submitted by e-mail to the Chairman. The Chairman responded that this application would be a departure from the Built Up Area Boundary contained in the Yapton Neighbourhood Plan. However, with the agreement of the Arun District Council Local Plan, Yapton would be required to find of the order of 90 additional dwellings, and this application for 33 dwellings could form part of the additional 90. There is already a large number of approved application and the Parish Council has grave concerns with the issue of infrastructure provision. Yapton will be objecting to this application, but will also seek a deferral of the consideration of any applications since the agreement of the local plan to allow time for consultation of possible sites for inclusion in the revised Neighbourhood Plan currently being worked on.

(b) Planning Application for Strategic Site bordering Drove Lane – a questioner queried whether this application had been passed? As this is a strategic site the application will be dealt with by the District Council, who currently have some issues regarding the details. It is understood that consideration of these two applications has been put back to mid-November 2018. The Parish Council will have some influence on the design and infrastructure provision.

- (c) **Field behind Fairholme Drive** – a local resident asked if the Parish Council were aware of the activity which is taking place in the field behind Fairholme Drive in Yapton. The Chairman responded that it was likely that this related to studies and surveys and an environmental assessment for the Burndell Road application (108 dwellings) which would be required whilst working up the detailed planning application.
- (d) **Bonhams Field Planning Application** – a query was raised as to the progress of this planning application. The Chairman stated that she was unaware of the detailed stage the application had reached, but there had been discussions between the applicant and the applicants for the Strategic Site SD7 and the Stakers Farm applications regarding the provision of footpath and cycleways to the school on North End Road.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH MAY 2018

49. The Committee agreed the minutes of the meeting of the Planning Committee held on the 14th May 2018. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

50. The Chairman went through the minutes and updated the Committee on various matters.

CORRESPONDENCE

51. The following items of correspondence were considered by the Committee:

(a) **Arun District Council - Planning Peer Review**

The Committee noted an e-mail dated 2nd August 2018 received from Mr Karl Roberts, Director of Place at Arun District Council, which stated that following the Planning Peer Review which took place from 6 - 8 June 2018, a copy of the Feedback Report had now been received from PAS for consideration. Overall, Mr Robert's stated that he thought the report was fair and provided a solid basis for the District Council to develop solutions to address the various issues that have been identified. The intention is to present the report to Arun's Cabinet in September.

A copy of the report can be found on the website <https://www.arun.gov.uk/planning-peer-review> and the email has been sent to all those who participated in the review and to all Town and Parish Councils who may not have participated.

(b) **An independent end-to-end review of the planning appeal inquiries process**

The Parish Council noted receipt of an e-mail dated 15th August 2018 from the Planning Inspectorate which stated that they were writing to the Parish Council as the Council took an active role at a planning inquiry in the last year or so.

The e-mail referred to an announcement earlier this year, by the then Secretary of State for Housing, Communities and Local Government, that there would be an independent end-to-end review of the planning appeal inquiries process. On 24 July, a consultation started by way of a call for evidence. The Call for Evidence closes on 18 September. The emerging findings will be used to inform the regional stakeholder events. A final report, with recommendations, will be made to the Secretary of State by the end of 2018.

The Parish Council declined to make any comments or find out more about the stakeholder events.

(c) Request for Monetary contribution towards Extension/upgrade Old Church Building, Yapton Free Church

The Council noted receipt of an e-mail from Mr Reg Hawks on behalf of Yapton Free Church dated 27th August 2018 (*Copy attached to the minutes*) which stated that “With the adoption of the Arun District Council Local Plan 2010-2030, he had made an enquiry to Arun District Council about applying for CIL or grant monies towards upgrading the facilities at the old church building in Yapton.

Mr Hawks had received a reply from Arun District Council stating that “Please can you confirm that your Parish Council would be willing to include in the list of developer contributions a submission on behalf of Yapton Free Church for monies towards extending the OCB and providing Disabled access W/C facilities. Once confirmed I will give you details of the proposed cost.”

The Parish Council acknowledged that with the village's growth a new Community building would be needed but as a Parish Council the emphasis should be on supporting one fully accessible community building for all to use as per the Village Hall and Scout Hut.

The Planning Committee considered the request and resolved not to support the making of a grant from CIL monies to Yapton Free Church.

(d) Non-Strategic Site Allocations Development Plan Document (DPD) and Neighbourhood Plans Workshop

The Committee considered a letter (*Copy attached to the minutes*) which was received from Arun District Council on the 31st August 2018. The letter advised the Parish Council that the date for the above workshop had now been confirmed for the 3rd October 2018. The Committee confirmed that Mr Derek Ambler be appointed as the representative from the Parish Council to attend the workshop.

The deadline for providing comments to the methodology had been extended to the 21 September. Arun District Council is seeking a response to the housing figures and NSS DPD methodology circulated on the 26th of July.

Resolved: The Council agreed to make a response for the Clerk to submit to Arun District Council.

(e) Paper Copies of Planning Applications

The Council noted an e-mail dated 31st August (*Copy attached to the minutes*) from Neil Crowther, Group Head of Planning at Arun District Council which proposed changes to the way that Planning Applications are distributed to Parish and Town Councils for comment.

Whilst acknowledging there are obviously some practical issues for some Parish and Town Councils Arun DC have suggested that there are some very quick things they can do now that will allow Arun DC more time to make arrangements to introduce alternative arrangements.

Arun DC have proposed that with effect from 1 October 2018, the Council will only be sending out application drawings. Arun have noted from responses that technical supporting documentation is not required in hard copy form or not looked at and the District Council can cease sending out supporting documentation without any detriment to parish functions. This will immediately save time and costs on the larger proposals. Arun will continue to send out hard copies of all application drawings only until 31 December 2018.

Concerns have been raised by Parish Councils over not having paper copies for the larger scale applications where there are large drawings and possibly a significant quantity of them. Acknowledging these concerns Arun have proposed that after 31st December 2018 they are prepared to implement a compromise and review it further in 12 months' time. Arun DC could;

1. Cease sending out paper copies of plans for householder, changes of use, listed building, trees, CLE's and advert applications;
2. Continue to send paper copies of plans for other planning applications for schemes comprising net additional dwellings, reserved matters applications or new commercial floorspace.

The Planning Committee noted these changes which Arun DC hope will work for the Parish Council, and decided not to send any further comments on the proposals.

PLANNING APPLICATIONS

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

Yapton Parish Council – Planning Committee – 10 th September 2018			
Schedule of Planning Applications received and Comments submitted July and August 2018			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/48/18/PL	Maggie's Meadow Hoe Lane Bognor Regis Applicant: Mr P Bennett Case Officer: Mr S. Davis	Installation of water treatment plant. This application is a Departure from the Development Plan.	Received 06/07/18 Comments due to ADC by 02/08/18 Comments Submitted on 03/08/18 Objection: Insufficient detailed information provided within the application to determine the size of plant and volume of waste that the proposal will have capacity for. YPC also have grave concerns that there is not currently a dwelling and/or building at the proposed location for this plant so question its need. A request was received from Arun DC to remove the objection on receipt of further information received from the applicant. Yapton PC

			<p>responded on 3/9/2018 "As long as the capacity of the unit is only for 1 WC and not for 5+ then happy to remove our objection."</p> <p>Status @ 03/09/18 UNDECIDED – Decision due by 23/08/18</p>
Y/50/18/T	<p>April Cottage Main Road Yapton</p> <p>Applicant: Mr S McGregor</p> <p>Case Officer: Amber Willard</p>	<p>Lift the crowns of 2 No. Lime trees by 2m</p>	<p>Received 06/07/18</p> <p>Comments due to ADC by 02/08/18</p> <p>Comments Submitted on 03/08/18</p> <p>No Objection</p> <p>Status @ 03/09/18 UNDECIDED – Decision due by 13/08/18</p>
Y/51/18/HH	<p>Old Barn House Wellow Barn Hoe Lane Yapton</p> <p>Applicant: Mr L Hickey</p> <p>Case Officer: Samantha Allen</p>	<p>Detached carport. This application affects the setting of a Listed Building</p>	<p>Received 13/07/18</p> <p>Comments due to ADC by 09/08/18</p> <p>Comments Submitted on 03/08/18</p> <p>No Objection</p> <p>Status @ 03/09/18 Approved Conditionally on 17/08/18</p>
Y/49/18/PL	<p>Land East of North End Road Yapton</p> <p>Applicant: Crayfern Homes Limited</p> <p>Case Officer: Mr S. Davis</p>	<p>Development of 10 No. residential properties & associated infrastructure. This application is a Departure from the Development plan</p>	<p>Received 20/07/18</p> <p>Comments due to ADC by 16/08/18</p> <p>Comments Submitted on 17/08/18</p> <p>Objection</p> <p>6. Conclusion</p> <p>Yapton Parish Council is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual</p>

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immediate local need; significant weight must be placed on the both the economic and Social Benefits this scheme. YPC are of the view that the social benefits are deficient considering the school being at full capacity and medical facilities full. There are no planned improvements to sustainable transport or indeed additional open space to promote healthy living and well-being. The economic benefits are purely short term but with a huge long term negative impact by removing the opportunity of future expansion of Yapton's designated business park area.

In short, the proposal is contrary to the ALP housing and employment policies. The proposal ignores YPC work towards updating its NP and fails to clearly demonstrate the impact of the loss of employment land.

The proposal does not clearly demonstrate a net benefit to the Community. This proposal has both significant social and economic impacts on the community and thus fails to meet the key test of Paragraph 14 NPPF ie a 'Presumption in Favour of Sustainable development' as there are

".. adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole;"

We therefore seek planning permission to be refused.

**Status @ 03/09/18
UNDECIDED – Decision due
by 09/10/18**

Y/58/18/HH	Carpenters Cottage Hoe Lane Flansham Applicant: Mr O Mayhew Case Officer: Amber Willard	Single storey side extension	Received 03/08/18 Comments due to ADC by 31/08/18 Comments Submitted on 16/08/18 No Objection Status @ 03/09/18 UNDECIDED – Decision due by 24/09/18
Y/62/18/OUT	Clays Farm North End Road Yapton Applicant: Domusea Developments Ltd Case Officer: Mr S. Davis	Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan	Received 17/08/18 Comments due to ADC by 14/09/18 Comments: Objection – full response attached Status @ 03/09/18 UNDECIDED – Decision due by 02/11/18
Y/59/18/HH	1 & 3 Fellows Gardens Yapton Applicant: Mr A Creal Case Officer: Richard Castro-Parker	Retention of fence to front elevation.	Received 24/08/18 Comments due to ADC by 20/09/18 Comments: Not yet due Status @ 03/09/18 UNDECIDED – Decision due by 10/10/18

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

53. The Planning Committee made the following response to an application received from other planning authorities:
- (a) Ford Circular Tech Park - Planning Application WSCC O2718F - External Consultees -Response due back by the 12th September 2018. **The Committee resolved to offer no comments and not object to the application.**

PLANNING APPEALS

54. There are none currently outstanding in the Parish.

NEIGHBOURHOOD PLAN UPDATE

55. The Chairman updated the Committee on the work which had taken place at the meeting of the YNP2 Steering Group on the 12th August 2018. The thrust of the meeting looked at how Yapton is perceived and what Yapton would look like in the future.
56. The Chairman referred to a further meeting of the Steering Group on the 17th September which would need to focus on what is key for our villages future and how best to achieve it. Fighting ADCs housing numbers at this late stage is not part of the YNP2 remit as a Parish we have been doing that since the first YNP.
57. The Chairman stressed that the whole - what is your village question needs to be part of the whole NP consultation. Therefore questions and queries on this should be amassed and form part of a questionnaire to be put to residents for the October open day.
58. Ford PC are very much focused on their masterplanning and being no more than Yapton's next door neighbour. However, the parish does need a strategy on how best to share infrastructure and facilities as they won't be mirrored in both Parishes.
59. The Stakers Farm and SD7 applications will probably be resubmitted but the issue of the school has been taken on board by both WSCC and ADC leading to a Section 106 agreement whereby the parish council are trying to ensure that the safeguarded land is released when needed.
60. Arun District Council have included all recently approved sites as part of their 5 year housing supply. Therefore, although the sites (excepting SD7) are now contrary to the adopted ALP they have been included in the numbers. Therefore, as a Parish we will be recommending all new sites await the updated YNP and sites with outline consent must tie in with the aspirations of the updated YNP2 by way of detailed conditions.
61. The Chairman appealed for more people interested in the future planning of the village to join the group.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 12TH NOVEMBER 2018

The Chairman closed the meeting at 7.45pm.

Chairman