

UNCONFIRMED

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 12<sup>th</sup> March 2018 at Yapton & Ford Village Hall commencing at 7pm.

*Present:* Mrs Newman (Chairperson), Mr Ambler, Mr Dunkley 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**

16. Apologies for absence were received from Mr Gadd.

**DECLARATIONS OF INTEREST**

17. 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**

18. No matters were raised.

**PUBLIC QUESTION TIME**

19. 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 asked if the Parish Council knew who was going to develop the site off Burndell Road? The Chairman responded by saying that we don't know at the moment, but we would have to wait until an application for approval of the detailed matters go into planning.
- (b) **Highways issues resulting from planning applications** – a local resident asked if the Highways authorities are consulted on every planning application? The Chairman confirmed that West Sussex County Highways are consulted on all applications.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15<sup>TH</sup> JANUARY 2018**

20. The Committee agreed the minutes of the Meeting of the Planning Committee held on the 15<sup>th</sup> January 2018. The Chairman was authorised to sign the minutes as a correct record.

## MATTERS ARISING FROM THE MINUTES

21. The following matters were raised from the minutes:

- (a) **Consultation on the Main Modifications to the Arun Local Plan (2011 – 2031)** – The Clerk confirmed that the response to the consultation had been prepared by the Chairman and was submitted to Arun District Council by the due date of the 23rd February 2018.
- (b) **Planning Applications - Y/91/17/OUT and Y/92/17/OUT** – The Clerk confirmed that the responses to these applications forming the Strategic Housing Site SD07 had been submitted to Arun District Council by the due date.

## PLANNING APPLICATIONS

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

Schedule of Planning Applications received and Comments submitted			
January and February 2018			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/89/17/L	Dyers Croft Main Road Yapton Applicant: Mr G White Case Officer: Richard Temple	Listed building consent to demolish existing open garage/store & replace with garage.	Received 05/01/18 Comments due to ADC by 01/02/18 Comments Submitted on 02/02/18 <b>No Objection</b> <b>Status @ 05/03/18</b> <b>REFUSED</b>
Y/91/17/OUT	Land at Bilsham Road Yapton Applicant: Gleeson Strategic Land Case Officer: Mr D. Easton	Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan	Received 05/01/18 Comments due to ADC by 01/02/18 Comments Submitted on 01/02/18 <b>Support</b> Yapton Parish Council's full response has been submitted separately to Arun DC and the conclusions are set out here: YPC acknowledge ADC's need for additional housing land and with this in mind will support this application but with strong reservations that require addressing before any final planning decision is forthcoming. Housing Need cannot be the only consideration to be met when assessing this currently speculative large-scale housing proposal in a rural village such as Yapton. This scheme must be

			<p>approached in a truly integrated manner thus ensuring all mitigating impacts caused by the proposal on the existing Community are fully resolved before the grant of planning. YPC therefore request that the masterplan be modified as outlined in our response. YPC are of the view that the current application will have many mitigating impacts upon its existing Community and believe that unless these are fully addressed this planning application cannot be successfully implemented. YPC therefore urge that detailed and considered planning obligations are agreed with the village's needs at the forefront. YPC insist that these obligations must be legally tied to the adjoining application Y/92/17/OUT ie for the whole site (SD7) and for a period of 10 years to ensure that any delays in one or both sites' implementation does not result in a loss of infrastructure and community facilities for the actual Community impacted, Yapton Parish.</p> <p>Whilst this application is part of the proposed Small Strategic Housing Site SD7 it must be considered as one site co-joined with Y/92/17/OUT and dealt with as such. YPC have grave concerns that unless this approach is adopted the impact of the full 550 new units will be unwittingly diluted under the guise of the two smaller applications.</p> <p><b>Status @ 05/03/18</b></p> <p><b>UNDECIDED – Decision due by 15/03/18</b></p>
Y/92/17/OUT	<p>Land at east of Drove Lane Yapton</p> <p>Applicant: Landlink Estates Limited</p> <p>Case Officer: Mr D. Easton</p>	<p>Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the</p>	<p>Received 5/01/18</p> <p>Comments due to ADC by 01/02/18</p> <p>Comments Submitted on 01/02/18</p> <p><b>Support</b></p> <p>Yapton Parish Council's full response has been submitted separately to Arun DC and the conclusions are set out here: YPC acknowledge ADC's need for additional housing land and with this in mind will support this application but with strong</p>

		<p>Yapton (Main Road) Conservation Area.</p>	<p>reservations that require addressing before planning is forthcoming. Housing Need cannot be the only consideration to be met when assessing this currently speculative large scale housing proposal in a rural village such as Yapton.</p> <p>This scheme must be approached in a truly integrated manner thus ensuring all mitigating impacts caused by the proposal (and its adjoining site Y/91/17/OUT) on the existing Community are fully resolved before the grant of planning. YPC therefore request that the masterplan be modified as outlined in our response.</p> <p>YPC are of the view that the current application will have many mitigating impacts upon its existing Community and believe that unless these are fully addressed this planning application cannot be successfully implemented. YPC therefore urge that detailed and considered planning obligations are agreed. YPC insist that these obligations must be legally tied to the adjoining application Y/91/17/OUT ie for the whole site (SD7) and for a period of 10 years to ensure that any delays in one or both sites' implementation does not result in a loss of infrastructure and community facilities for the actual Community impacted, Yapton Parish.</p> <p><b>Status @ 05/03/18</b></p> <p><b>UNDECIDED – Decision due by 21/03/18</b></p>
<p>Y/90/17/HH</p>	<p>Sunny Bank North End Road Yapton</p> <p>Applicant: Mr &amp; Mrs I Carby</p> <p>Case Officer: Richard Temple</p>	<p>Demolition of existing two storey rear extension, erection of single storey rear extension &amp; flat roofed rear dormer &amp; pitched roof canopy to link house &amp; outbuilding.</p>	<p>Received 05/01/18</p> <p>Comments due to ADC by 01/02/18</p> <p>Comments Submitted on 01/02/18</p> <p><b>No Objection</b></p> <p><b>Status @ 05/03/18</b></p> <p><b>Approved Conditionally on 01/03/2018</b></p>

Y/88/17/HH	Dyers Croft Main Road Yapton  Applicant: Mr G White  Case Officer: Richard Temple	Demolish existing open garage/store & replace with garage. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area.	Received 12/01/18  Comments due to ADC by 08/02/18  Comments Submitted on 09/02/18 <b>No Objection</b>  <b>Status @ 05/03/18</b>  <b>REFUSED</b>
Y/86/17/HH	21 Downview Road Yapton  Applicant: Mr G White  Case Officer: Richard Temple	Convert existing garage into habitable space & pitched roof to existing garage & utility room to replace existing flat roof.	Received 12/01/18  Comments due to ADC by 08/02/18  Comments Submitted on 09/02/18 <b>No Objection</b>  <b>Status @ 05/03/18</b>  <b>Approved Conditionally on 01/03/2018</b>
Y/3/18/HH	The Potting Barn Hobbs Court Bilsham Road Yapton  Applicant: Mrs Dilys Lownsborough  Case Officer: Richard Temple	Retention of existing timber utility area, external air source heat pump & timber fence	Received 02/02/18  Comments due to ADC by 01/03/18  Comments Submitted on 01/03/18 <b>No Objection</b>  <b>Status @ 05/03/18</b>  <b>UNDECIDED – Decision due by 15/03/18</b>
Y/4/18/L	The Potting Barn Hobbs Court Bilsham Road Yapton  Applicant: Mrs Dilys Lownsborough  Case Officer: Richard Temple	Listed Building Consent for retention of existing timber utility area, external air source heat pump & timber fence	Received 02/02/18  Comments due to ADC by 01/03/18  Comments Submitted on 01/03/2018 <b>No Objection</b>  <b>Status @ 05/03/18</b>  <b>UNDECIDED – Decision due by 15/03/18</b>
Y/8/18/PL	Dyers Croft Main Road Yapton  Applicant: Finan Investments Ltd  Case Officer: Mr S. Davis	Change of use of office/studio to a 1-bed unit of holiday accommodation. This application affects the setting of a Listed Building & the character & appearance of the Main Road, Yapton Conservation Area.	Received 23/02/18  Comments due to ADC by 22/03/18  Comments Submitted on 22/03/18 <b>No Objection – request condition to require sufficient off-street parking provision</b>  <b>Status @ 05/03/18</b>  <b>UNDECIDED – Decision due by 13/04/18</b>

Y/9/18/HH	Skyview House Hoe Lane Flansham  Applicant: Mr J Powell  Case Officer: Richard Temple	Single storey front/side/rear extension with remodeling of frontage & new barn style roof to provide 1st floor accommodation & detached double garage with pitched roof to front.	Received 23/02/18  Comments due to ADC by 22/03/18  Comments Submitted on 22/03/18 <b>No Objection</b>  <b>Status @ 05/03/18</b>  <b>UNDECIDED – Decision due by 18/04/18</b>
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## DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

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

## YAPTON, FORD & CLYMPING PLANNING ADVISORY GROUP

24. 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.
25. The Chairman raised this issue of the deferral of Planning Application Y/44/17/OUT (Land at Stakers Farm, North End Road, Yapton) to enable a review to take place with all relevant parties to see if sufficient land could be made available from this site to be able to future-proof the primary school on its existing site to increase it to a 3-form entry. A meeting had been held with the Landowner, his planning consultants, representatives from the school and the education department, the local church and the parish council where various options were considered. The Landowner concluded that his plans could be amended to give more land to enable the expansion of the primary school, whilst still retaining the proposed number of housing units on the site. The Landowner would be re-submitting his plans to the Development Control Committee in April 2018.

## PLANNING APPEALS

26. There are none currently outstanding in the Parish.

## NEIGHBOURHOOD PLAN UPDATE

27. The Clerk updated the Committee on the response he had received from Arun District Council regarding the possible update of the Yapton Neighbourhood Plan, including the timing of any proposed update. He also referred to 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 currently awaited.
28. The Clerk also referred to possible sources of funding through grants of up to £5,000 from Arun District Council and up to £15,000 for the Government agency, Locality, which would become available following a bidding process after 1<sup>st</sup> April 2018. The Committee agreed that it would set up a Group to work on an update at the next meeting of the Committee, and agree an Outline Brief and agreed timeline for reviewing and updating the plan and that this should commence as soon as practicable, once processes had been put in place ready for the start date once confirmed by ADC. The Clerk was asked to seek volunteers to work on the review of the plan through the March edition of the Yapton News.

**DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 14TH MAY 2018**

**The Chairman closed the meeting at 7.25pm.**

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**Chairman**

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