

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 12th September 2016 at Yapton & Ford Village Hall

Present: Mrs Newman (Chairman), Mr Gadd, Mr Kendall and Mr Pickthall (arrived at 7.18pm).

Also present: Councillor Stephen Haymes, Mr Gardiner (Clerk of the Council) and 17 members of the public.

APOLOGIES FOR ABSENCE

59. Apologies were tendered on behalf of Mr Ambler.

DECLARATIONS OF INTEREST

60. 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

61. The Chairman referred to the following matters which would be raised during the agenda as items which have been identified since the preparation of the Committee's agenda:

- (a) Secretary of State's decision to "call-in" the Planning Permission granted by Arun District Council in July 2016 for 108 houses on land off Burndell Road, Yapton.
- (b) Consultation with the Parish Council and the public on proposals for a development on Bonhams Farm to the north of Main Road, Yapton.

PUBLIC QUESTION TIME

62. (a) Several members of the public were present to understand the plans which were currently being drawn up by Seaward Properties for the development on land at Bonhams Farm to the north of Main Road, Yapton. The Chairman commented that the developer wanted to get input from local residents and the Parish Council prior to submitting an application to Arun District Council. The entrance to the development would be off Main Road/Barnham Road, and there is a desire to create a development which is sympathetic to the village scene, with a separate area for affordable housing.

The development would be outside the Village Boundary as set out in the Yapton Neighbourhood Plan, and was a site which was not included in the "made" Neighbourhood Plan and the Parish Council would want to maintain the integrity of its neighbourhood plan.

- (b) Residents were also present with an interest in the Parish Council's decision on the provision of 4 dwellings on land at Yapton Metal Company, Burndell Road, Yapton. The residents were particularly concerned with the weight being given to the Yapton Neighbourhood Plan when sites come forward which were not included in the made Neighbourhood Plan. The Chairman stated that this would be discussed later in the meeting.

- (c) The Chairman referred to a visit to Wicks Farm, Ford to meet with the applicant for the new Anaerobic Digester and updated the Council on the latest issues regarding this application to the County Council.

EXTRACT FROM PARISH COUNCIL MINUTES OF THE MEETING HELD ON 9TH JULY 2016

63. *Resolved* – That the extract of the minutes of the Parish Council meeting held on 9th July 2016 be noted.

MATTERS ARISING FROM THE MINUTES

64. **“Call-in” of decision to grant Planning Permission for up to 108 dwellings on land off Burndell Road** - The minutes referred to the request made by the local MP to the Secretary of State for Communities and Local Government to “call-in” the decision of Arun District Council to approve the Planning Application by Gleasons for the provision of up to 108 dwellings on land off Burndell Road. The Chairman referred to the Notification which had been received setting out the Secretary of State’s decision to call-in the decision and the basis for making his decision. The “call-in” will mean a review of the issues supporting the application at a Public Inquiry before the Secretary of State makes a decision on whether or not to grant planning permission for this scheme.

PLANNING APPLICATIONS

65. The Planning Committee had before them and considered the following planning applications received since the last meeting and confirmed comments already submitted and *resolved* as indicated:-

Yapton Parish Council - Planning Committee			
Schedule of Planning Applications received and Comments submitted July & August 2016			
Reference	Proposal	Location	Comments submitted or Dates due for submission
Y/35/16/HH	Single storey rear extension plus first floor extension, alter rear dormer to accommodate full length window, extend parking/turning area to front of property. This application affects the character and appearance of Main Road / Church Road Yapton Conservation Area	Tyrolean Lodge Main Road Yapton BN18 0EA Applicant: Mr J Routledge Case Officer: Richard Temple	Received 07/07/16 Comments due to ADC by 04/08/16 Comments Submitted: No objection Status @ 05/09/16 Approved Conditionally by Delegated Powers on 18/08/16

Y/41/16/HH	Demolition of existing single storey lean-to & replacement with single & two storey rear extensions.	14 East Bank North End Road Yapton Applicant: Mr S Lynne Case Officer: Ross Leal	Received 14/07/16 Comments due to ADC by 11/08/16 Comments Submitted: No Objection Status @ 05/09/16 Undecided
Y/44/16/HH	Stepped access with handrails at front of property	65 The Millers Yapton Applicant: Miss B Ackland Case Officer: Mark Jones	Received 21/07/16 Comments due to ADC by 18/08/16 Comments Submitted: None submitted (No Objection) Status @ 05/09/16 Approved Conditionally by Delegated Powers on 25/08/16
Y/45/16/HH	Single storey front & rear extensions.	3 Gladstone Road Yapton Applicant: Mr K White Case Officer: Mark Jones	Received 21/07/16 Comments due to ADC by 18/08/16 Comments Submitted: None submitted (No Objection) Status @ 05/09/16 Approved Conditionally by Delegated Powers on 24/08/16
Y/52/16/HH	Two storey front extension, two storey rear extension, replacement dormer window to rear, new hipped roofs to front dormer windows, new garage/carport & revised fenestration (resubmission following Y/24/16/HH).	The Steddles North End Road Yapton Applicant: Mr S Cooper Case Officer: Richard Temple	Received 04/08/16 Comments due to ADC by 01/09/16 Comments Submitted: None submitted (No Objection) Status @ 05/09/16 Approved Conditionally by Delegated Powers on 02/09/16

Y/53/16/PL	4 No. dwellings with associated ancillary services & access (resubmission following Y/108/15/PL). This application affects the setting of a Listed Building.	Yapton Metal Company Burndell Road Yapton Applicant: Yapton Metal Company Case Officer Mr S. Davis	Received 18/08/16 Comments due to ADC by 15/09/16 Comments Submitted: See Comments at end of minutes Status @ 12/09/16 Undecided Decision due 12/10/16
Y/54/16/HH	Replacement single storey rear extension.	Fairmile Bilsham Road Yapton Applicant : Mr & Mrs Nightingill Case Officer Richard Temple	Received 18/08/16 Comments due to ADC by 15/09/16 Comments Submitted: No Objection Status @ 12/09/16 Undecided Decision due 11/10/16
Y/57/16/HH	Single storey rear extension	38 Cherry Avenue Yapton Applicant : Mr & Mrs Roberts Case Officer Richard Temple	Received 25/08/16 Comments due to ADC by 22/09/16 Comments Submitted: No Objection Status @ 12/09/16 Undecided Decision due 13/10/16
Y/58/16/HH	Proposed annexe to replace old disused goat sheds.	Chilgrove Cottage Burndell Road Yapton BN18 0HR Applicant : Mr & Mrs Bishop Case Officer Richard Temple	Received 25/08/16 Comments due to ADC by 22/09/16 Comments Submitted: No Objection Status @ 12/09/16 Undecided Decision due 14/10/16

Y/60/16/PL	Change of use from existing open barn (Sui Generis) to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (resubmission following Y/8/16/PL).	North Open Barn Hoe Lane Yapton PO22 8NT Applicant: Mr J Bingley Case Officer: Mr S. Davis	Received 25/08/16 Comments due to ADC by 22/09/16 Comments Submitted: No Objection Status @ 12/09/16 Undecided Decision due 12/10/16
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ADG 05/09/16

TO NOTE ANY PLANNING APPEAL DECISIONS RECEIVED.

66. There were no planning appeals reported to the Committee.

TO RECEIVE DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES.

67. There were no details of any planning applications made by other Planning Authorities reported to the Committee.

DATE OF NEXT SCHEDULED MEETING: 14TH NOVEMBER 2016

CHAIRMAN

Comments submitted on Planning Application Y/53/16/PL – In supporting the application:-

The Parish has fully considered the above application. The Parish recognise that most of our concerns raised on the preceding application (Y/105/15/PL) have been addressed. However to fully support the application we would request that the following points are addressed:

1. The proposal runs contrary to the made Yapton Neighbourhood Plan Employment Policy (BE1) which seeks to retain existing employment land where possible. The proposal will result in employment land being redeveloped for housing without proving that there is no longer a NEED for employment use in Yapton. The Parish would seek factual evidence that the employment avenue has been explored prior to redevelopment in terms of a full marketing report or similar. On confirming the lack of need for employment land the Parish would view the proposal as accepted windfall development within the built up village boundary aligning itself with the made Yapton NP.
2. The Parish would like the parking provision to be fully assessed as it has concerns regarding the double parking proposal for each dwelling. Should the garages be used as additional residential space there will be insufficient parking provision on site.