

YAPTON PARISH COUNCIL

UNCONFIRMED MINUTES

PLANNING COMMITTEE

A meeting of the Planning Committee was held on the 11<sup>th</sup> July 2022 in the Club Room at the Yapton and Ford Village Hall commencing at 7.00pm.

Present: Councillors Mrs Newman (Chair), Mr Ambler, Mr Andrews, Mr Dunkley and Mrs Worne.

Also present: Councillor Mrs Pam Evans, Mrs Philippa Greenan, Mr Stephen Haymes, Mr M. O'Dell, Mr Gardiner (Clerk of the Council), plus 4 members of the public.

**APOLOGIES FOR ABSENCE**

54. There were no apologies for absence for this meeting.

**DECLARATIONS OF INTEREST**

55. Members were reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to items on the agenda. Councillor Mrs Worne declared a personal interest in any matters to do with Arun District Council as a Member of that Council.

**URGENT MATTERS**

56. The Chair referred to a planning application currently being considered by the West Sussex County for which a response was due imminently. The application referred to an Incinerator being proposed on land in the neighbouring parish of Ford:

**Application number:** WSCC/015/22

**Site:** South Coast Skip Hire

Unit H9-H10 Ford Road

Arundel

BN18 0BD

**Proposal:** Change of use of existing hangar building from B2/B8 industrial/storage to sui generis, installation of combined heat and power plant, receipt of up to 15,000 tonnes per year of feedstock, generation and export of up to 1.25mW electricity and 5.5mW thermal and installation of HV meter cabinet.

57. The Chairman sought the views of the Committee and **resolved** to respond to WSCC stating that it is wholly opposed to this proposal and would be objecting on various grounds.

## **PUBLIC QUESTION TIME**

58. A local resident raised a query concerning the status of private roads in the parish. This relates to visitor's access, use of play areas and footpaths. The Chair suggested that the conditions of use can vary from estate to estate.

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9<sup>TH</sup> MAY 2022**

59. The Committee agreed the minutes of the meeting of the Planning Committee held on the 9<sup>th</sup> May 2022 and the Chair was authorised to sign them as a correct record.
60. The Clerk pointed out that due to an error in Minute 35, Mr Mark Andrews had been elected as Vice-Chairman of the Planning Committee.

## **MATTERS ARISING FROM THE MINUTES**

61. The Chair went through the minutes highlighting any matters arising.
- (a) **Infrastructure Working Group** – The Chair referred to an initial meeting of the Infrastructure Working Group which had been held on the 9<sup>th</sup> June 2022. The Chair listed a number of issues raised during the meeting which had been identified as matters which could be taken forward. The Group should also review the modified Neighbourhood Plan as it contained a number of Infrastructure issues which could be worked into a "Yapton Infrastructure Plan".

## **CORRESPONDENCE**

62. The Committee dealt with the following items of correspondence received since the date of the last meeting of the Committee.
- (a) **Updated Planning Compliance Strategy**

The Committee noted receipt of an e-mail dated 10th June 2022 from Juan Baeza of the Planning Department at Arun District Council. The e-mail stated that the Arun Planning Committee held on the 25th May 2022 considered a report setting out a proposed Updated Planning Compliance Strategy. The e-mail with the attachments were circulated to all Parish Councillors on the 12th June 2022.

The Members of the Arun Planning Committee resolved to defer considering further the updated strategy until the views of all the Parish and Town Councils were sought. Once their views were gathered, they would be presented to the next available Committee for a formal resolution to be agreed.

As a result, the District Council was now seeking the views of the Parish Council on the report and updated compliance strategy. The Parish Council was asked if it could provide any comments by no later than 8th July 2022.

The Planning Committee **resolved** not to send any detailed comments on the updated compliance strategy but to ask the District Council to bear in mind any neighbouring parishes when considering what action it might take.

## PLANNING APPLICATIONS

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

<b>Agenda Item 8 (a)</b>				
<b>Yapton Parish Council – Planning Committee – 11th July 2022</b>				
<b>Schedule of Planning Applications received, comments submitted and applications decided between May and June 2022</b>				
<b>Week No.</b>	<b>Date Received</b>	<b>Planning Application Reference</b>	<b>Planning Application, Location, Applicant, Case Officer</b>	<b>Comments submitted or Dates due for submission</b>
18	06/05/2022	Y/57/22/PL	<p>Replacement of existing agricultural building. This site is in CIL Zone 3 (Zero Rated) as other development.</p> <p>The Potting Barn 5 Hobbs Court Bilsham Road Yapton</p> <p>Applicant: Mrs Dilys Lownsborough</p> <p>Case Officer: Amber Willard</p>	<p>Received 06/05/2022</p> <p>Comments due to ADC by 04/06/2022</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p>Current Status</p> <p><b>Approved Conditionally on 27/06/2022</b></p>
19	13/05/2022	Y/60/22/PL	<p>Erection of 1 No detached dwelling and garage with shared access from Maypole Lane. This application is a Departure from the Development Plan and this site is in CIL Zone 3 and is CIL Liable as a new dwelling.</p> <p>Longacre Maypole Lane Yapton</p> <p>Applicant: Mr and Mrs N Boffee</p> <p>Case Officer: Amber Willard</p>	<p>Received 13/05/2022</p> <p>Comments due to ADC by 11/06/2022</p> <p>Comments Submitted:</p> <p><b>See below</b></p> <p>Current Status</p> <p>Decision due on 05/07/2022</p> <p><b>REFUSED</b></p>

Response to Y/60/22/PL

YPC note that the proposed development is a departure from planning policy. Whilst YPC appreciates ADC's current housing position the Parish has a deep concern relating to the lack of master planning when considering 'windfall' development.

Should this application be approved YPC expect that the adjoining holiday let's are conditioned to remain as such, thus ensuring the number of tourist bed provision to remain unchanged. This condition will ensure that local tourism will continue to thrive.

With regard to the proposed new unit YPC expect the proposal to be built to good BREEAM levels to ensure sustainability into the future. YPC also expect the proposal to be water neutral where the Parish lies adjacent to a Water Sressed Area and seek conditions to reflect water neutral requirements for the proposed accommodation.

YPC welcome the applicant's proposal to ensure that the unit is of a 'Built for Life' standard and would expect the unit to be fully adaptable to cater for all ages and levels of mobility. YPC seek these measures to be part of any conditions relating to a positive planning outcome for this proposal.

		Y/54/22/HH	Erection of two storey side extension following demolition of existing garage.  14 Park Road Yapton Applicant: Mr C. Prates  Case Officer: Amber Willard	Received 13/05/2022  Comments due to ADC by 11/06/2022  Comments Submitted:  YPC have no objection to this application but expect all materials to enhance and reflect the architectural vernacular of the existing building.  Current Status  Decision due on 05/07/2022 <b>Approved Conditionally on 27/06/2022</b>
		Y/58/22/HH	Conversion of detached garage into an annexe ancillary to the main house.  Bonhams Hoe Lane Flansham Applicant: Mr & Mrs Miles  Case Officer: Amber Willard	Received 13/05/2022  Comments due to ADC by 11/06/2022  Comments Submitted:  <b>Not yet submitted</b>  Current Status  <b>Approved Conditionally on 29/06/2022</b>
20	20/05/2022	Y/61/22/HH	Erection of single storey side extension and installation of fence and gate to parking area.	Received 20/05/2022

			<p>This application may affect the setting of listed buildings.</p> <p>The Potting Barn 5 Hobbs Court Bilsham Road Yapton</p> <p>Applicant: Mrs Dilys Lownsborough</p> <p>Case Officer: Amber Willard</p>	<p>Comments due to ADC by 18/06/2022</p> <p>Comments Submitted: <b>As this is permitted rights, the Parish Council's comment would be that the building must reflect materials appropriate to the overall built complex known as Hobbs Court.</b></p> <p>Current Status</p> <p>Decision due on 08/07/2022 <b>Approved Conditionally on 07/07/2022</b></p>
21	27/05/2022	Y/63/22/HH	<p>Erection of single storey side rear conservatory.</p> <p>53b Charles Square Cinders Lane Yapton</p> <p>Applicant: Mrs Joanna Butler</p> <p>Case Officer: Hannah Kersley</p>	<p>Received 27/05/2022</p> <p>Comments due to ADC by 25/05/2022</p> <p>Comments Submitted: <b>No Objection</b></p> <p>Current Status</p> <p>Decision due on 15/07/2022</p>
22	03/06/2022	Y/66/22/HH	<p>Erection of single storey front extension.</p> <p>29 West View Drive, Yapton</p> <p>Applicant: Mr David Edwards</p> <p>Case Officer: Hannah Kersley</p>	<p>Received 03/06/2022</p> <p>Comments due to ADC by 30/06/2022</p> <p>Comments Submitted: <b>No Objection</b></p> <p>Current Status</p> <p>Decision due on 22/07/2022</p>
23	10/06/2022	Y/67/22/HH	<p>Erection of detached workshop, gym/hobby and greenhouse. This application affects character and appearance of the Main Road/Church Road Yapton Conservation Area and the setting of a Listed Building.</p> <p>Berri Court</p>	<p>Received 10/06/2022</p> <p>Comments due to ADC by 07/07/2022</p> <p>Comments Submitted: <b>Not yet submitted</b></p> <p>Current Status</p>

			Main Road Yapton Applicant: Mr Mike Harding Case Officer: Hannah Kersley	Decision due on 26/07/2022
		Y/68/22/L	Listed building consent for the erection of detached workshop, gym/hobby and greenhouse.  Berri Court Main Road Yapton Applicant: Mr Mike Harding Case Officer: Hannah Kersley	Received 10/06/2022 Comments due to ADC by 07/07/2022 Comments Submitted: <b>Not yet submitted</b> Current Status Decision due on 26/07/2022
24	17/06/2022	Y/77/22/PL	Erection of 4 No dwellings with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows (resubmission following Y/7/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.  Bonhams Hoe Lane Flansham  Applicant: Danielle and Victor Coutin Case Officer: Mr S. Davis	Received 17/06/2022 Comments due to ADC by 22/07/2022 Comments Submitted: <b>Not yet submitted</b> Current Status Decision due on 05/08/2022
25	24/06/2022	Y/76/22/PL	Temporary change of use of a residential dwelling to a sales area alongside associated car parking. This application may affect the setting of a listed building and the site is in CIL zone (Zero Rated) as other development.  Bonhams Field Main Road Yapton  Applicant: Seaward Properties Ltd Case Officer: Mr S. Davis	Received 24/06/2022 Comments due to ADC by 22/07/2022 Comments Submitted: <b>Not yet submitted</b> Current Status Decision due on 16/08/2022

		Y/79/22/HH	Erection of single storey rear conservatory.  8 Lambs Cottages Bilsham Road Yapton  Applicant: Mr & Mrs Stannard  Case Officer: Hannah Kersley	Received 10/06/2022  Comments due to ADC by 21/07/2022  Comments Submitted:  <b>Not yet submitted</b> Current Status  Decision due on 10/08/2022
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Updated by ADG 11/07/2022

64. The Chair went through the schedule and discussed various issues arising on the applications which would be taken into account in submitting its responses. The Committee agreed that it would object to Application Y/77/22/PL.

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

65. There were no applications for the Committee to consider at this meeting.

#### **PLANNING APPEALS**

66. The Chairman referred to the informal appeal hearing held recently by an Inspector in connection with Y/71/21/OUT – Land At Little Meadow And East Of Bilsham Road, Yapton - Outline application with access for up to 73 No. new dwellings. The appeal had been dismissed.

#### **NEIGHBOURHOOD PLAN UPDATE**

67. The Committee noted that:
- (a) The proposed modifications to the “made” Yapton Neighbourhood Plan, were approved by the Parish Council at a special meeting held on the 11th October 2021, and were subject to a public consultation carried out by Arun District Council under Regulation 16 from the 4th November 2021 closing on the 6th January 2022 prior to examination by an Independent Examiner.
  - (b) Subsequent to that consultation the District Council received a challenge from a local developer that certain information on which the modified neighbourhood plan had been based was out of date. Following a rescreening of the plan it has been determined that none of the factors affected the proposed modified plan and, therefore, the Independent Examination of the Plan could proceed.
  - (c) Arun District Council informed the Parish Council that the independent examination for the Yapton NDP 2 could commence, and Mr Andrew Ashcroft had been appointed as the Independent Examiner and would be working towards this indicative timetable:

- 1st July 2022 - Examination (currently assumed written representation of 5-6 days – this does not include visits nor are they necessarily concurrent days)
  - 25th - 27th July 2022 - Fact checking (Please ensure that you are available to fact check the report)
  - 1st August 2022 - Examiners report received and published
- (d) On 30 June 2022 the District Council was advised that Landlink Estates Limited had requested that the Secretary of State directs under Regulation 10 (3) of the Environmental Assessment of Plans and Programmes Regulations 2004 that the Plan is likely to have significant environmental effects. Landlink Estates Limited had previously made a representation to the Plan during the Regulation 16 consultation process.
- (e) Under the circumstances, the Independent Examiner had delayed the substantive start of the examination until 15 July 2022. The examination of the Plan will take account of the Secretary of State's determination on the screening report. In the event that the matter is unresolved by 15 July, the Independent Examiner will prepare a clarification note for the Parish Council on the Plan in the usual way.

#### **THE YAPTON INFRASTRUCTURE INVESTMENT PLAN WORKING GROUP**

68. The Chair referred to the earlier discussion regarding the Working Group. It was hoped to hold the next meeting of the group in mid-August to discuss the questionnaire which was being prepared for the September edition of the Yapton News to seek resident's views on the Infrastructure needs of the Parish.

#### **THE YAPTON CYCLE AND PATHS WORKING GROUP**

69. The Committee received an update from Councillor Mark Andrews on the latest meeting of the group and any actions being taken forward.

#### **DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 12<sup>th</sup> September 2022 commencing at 7pm.**

The Chairman closed the meeting at 7.43pm.

\_\_\_\_\_ Chairman