

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES**

A meeting of the Planning Committee was held on the 14<sup>th</sup> September 2020 virtually through Microsoft Teams commencing at 7.00pm.

Present: Mrs Newman (Chair), Mr Dunkley, Mrs Greenan and Mrs Worne.

Also present: Mr Gardiner (Clerk of the Council), Councillor Stephen Haymes, Mrs Philippa Greenan and Doug Maw plus 5 members of the public.

**APOLOGIES FOR ABSENCE**

42. Apologies for absence were received from Parish Councillor Mr Derek Ambler.

**DECLARATIONS OF INTEREST**

43. Members were reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to items on the agenda. There were no interests declared for this meeting.

**URGENT MATTERS**

44. There were no urgent matters raised.

**PRESENTATION BY SEAWARD PROPERTIES RE: REVISED APPLICATION FOR BONHAMS FIELD**

45. The Chairman suspended the meeting to allow a presentation to be made to the Planning Committee on revised proposals which Seaward Properties were planning to make on the Land at Bonhams Field, Main Road, Yapton.

46. The Committee were addressed via Microsoft Teams with a selection of virtual slides to support the presentation. The following were in attendance:

- Lucy Hill, Land and Planning Manager, Seaward Homes
- Natalie Fellows, Associate Director, Luken Beck
- Lisa Griffiths, Bee Consulting Ltd

## **PUBLIC QUESTION TIME**

47. At the conclusion of the presentation, the Chairman re-opened the meeting to allow for questions / issues to be raised:
- (a) **Revised Planning Application at Bonhams Field** – a number of questions and issues were raised on the presentation and the proposed change to the planning application on this site. In particular the impact on highways and neighbouring properties and the necessity to increase the number of proposed dwellings from 56 to 75.
  - (b) The Chairman allowed a statement to be read by Sue Barnes who resides at Bonhams House on Main Road, Yapton which is adjacent to the Bonhams Field site.
  - (c) A local resident raised her concerns about the number of vehicles which would be exiting onto North End Road as a result of the numerous developments which had been agreed in the area and which were beginning to come on stream. The Chairman explained that the highway implications would have been assessed for each scheme separately but not as a whole regarding the impact on the area. It was noted that Network Rail had stated that there should be no more development in the area until the impact on the railway crossing and local traffic situation had been resolved.

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH JULY 2020**

48. The Committee agreed the minutes of the meeting of the Planning Committee held on the 13<sup>th</sup> July 2020 and the Chairman was authorised to sign them as a correct record.

## **MATTERS ARISING FROM THE MINUTES**

49. The Chairman went through the minutes and there were no specific matters arising.

## **CORRESPONDENCE**

50. The Committee received the following items of correspondence received since the date of the last meeting of the Committee:

### **(a) Planning Consultations**

The Committee noted receipt of the following consultation papers issued on the 6<sup>th</sup> August 2020 by the Ministry of Housing, Communities and Local Government on reform of the planning system, and decided not to make a response to any of the consultation papers:

- (i) *Changes to the current planning system* (deadline for responses 1<sup>st</sup> October)
- (ii) *Planning for the future - the planning white paper* (deadline for responses 29<sup>th</sup> October)
- (iii) *Transparency and competition: a call for evidence on data on land control* (deadline for responses 30<sup>th</sup> October)

**(b) Aldingbourne Parish Council – Draft Pre-Submission Neighbourhood Plan**

The Committee noted receipt of an e-mail dated the 28<sup>th</sup> August 2020 from Aldingbourne Parish Council containing a Draft Pre-Submission Neighbourhood Plan for consultation under Reg 14 of the The Neighbourhood Planning (General) Regulations 2012. The Committee noted that the Plan was proposing amendments to the ‘made’ Plan and some of the policies from that Plan had been saved. The consultation period runs from the 1st September 2020 to 9th October 2020. The Committee resolved not to make any comments on the proposals.

**PLANNING APPLICATIONS**

51. 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 (i)</b>		
<b>Yapton Parish Council – Planning Committee</b>		
<b>Schedule of Planning Applications received, comments submitted and applications decided between July and August 2020</b>		
<b>Planning Application Reference</b>	<b>Planning Application, Location, Applicant, Case Officer</b>	<b>Comments submitted or Dates due for submission</b>
Y/55/20/T	Fell 1 No. Lawson Cypress tree.  Tall Trees Church Road Yapton  Applicant: Mr Philip Kinnersly  Case Officer: Finlay Gardner	Received 03/07/2020  Comments due to ADC by 30/07/2020  Comments Submitted: <b>No Objection</b>  <b>Current Status</b> <b>Refused</b>
Y/58/20/HH	Loft conversion and rear infill.  Rosemary Cottage Bilsham Road Yapton  Applicant: Mr Maynard  Case Officer: Amber Willard	Received 17/07/2020  Comments due to ADC by 13/08/2020  Comments Submitted: <b>None submitted</b> <b>Current Status</b>  <b>Approved Conditionally on</b> <b>07/09/2020</b>

WSSC/036/20	<p>Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscape works</p> <p>Ford Circular Technology Park, Ford Road, Ford, Arundel BN18 0XL</p> <p>Applicant: Ford Energy from Waste, Grundon Waste Management, Viridor Waste Management</p> <p>Case Officer: Andrew Sierakowski</p>	<p>Received 07/07/2020</p> <p>Comments due to ADC by 09/08/2020</p> <p>Comments Submitted:</p> <p><b>See attached</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due t.b.a.</b></p>
Y/62/20/HH	<p>Residential annexe</p> <p>1 Church Farm Cottages Church Road Yapton BN18 0EP</p> <p>Applicant: Mr &amp; Mrs P Williams</p> <p>Case Officer: Amber Willard</p>	<p>Received 31/07/2020</p> <p>Comments due to ADC by 27/08/2020</p> <p>Comments Submitted:</p> <p><b>None submitted</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due 21/09/2020</b></p>
Y/70/20/OUT	<p>Outline application with access for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees &amp; Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space &amp; a new Village Hall. The existing junction of Grevatts Lane West &amp; Bilsham Road will be closed &amp; Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings &amp; is a Departure from the Development Plan.</p> <p>Land East of Bilsham Road &amp; land adjacent to Little Meadow</p>	<p>Received 21/08/2020</p> <p>Comments due to ADC by 18/09/2020</p> <p>Comments Submitted:</p> <p><b>Objection – See attached detailed response</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due 11/11/2020</b></p>

	<p>Bilsham Road Yapton</p> <p>Applicant: Ms A Taylor</p> <p>Case Officer: Mr Simon Davis</p>	
Y/73/20/PL	<p>Variation of condition 3-plans condition following the approval of Y/38/18/OUT to replace the Proposed Access Arrangement plan &amp; remove the Swept Path Analysis &amp; Sketch Site Layout. This application is in CIL Zone 3 (Zero Rated) as 'other development'.</p> <p>Land North of Yapton C of E Primary School North End Road Yapton</p> <p>Applicant: Yapton Developments Ltd C/O Henry Adams LLP</p> <p>Case Officer: Mr Simon Davis</p>	<p>Received 21/08/2020</p> <p>Comments due to ADC by 18/09/2020</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due 16/11/2020</b></p>
Y/74/20/PL	<p>Variation of conditions 3 (plans condition) to replace 'Proposed Arrangement Drawing', remove 'Swept Path Analysis' &amp; amendment to referencing/wording of the Location Plan currently referred to as 'drawing 6468-04 REV B as there is no revision B &amp; 24 (range of dwellings) to include the wording 'or as otherwise agreed in writing by the Local Planning Authority following Y/44/17/OUT. This application is in CIL Zone 3 (Zero Rated) as other development.</p> <p>Land at Stakers Farm North End Road Yapton</p> <p>Applicant: Yapton Developments Ltd C/O Henry Adams LLP</p> <p>Case Officer: Mr Simon Davis</p>	<p>Received 21/08/2020</p> <p>Comments due to ADC by 18/09/2020</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due 16/11/2020</b></p>

<p>Y/76/20/A</p>	<p>Construction of 9 No. flags and 2 No. mounted stack advertisement boards to eastern side of North End Road.</p> <p>Land to the South of Ford Lane and East of North End Road Yapton</p> <p>Applicant: Redrow Homes Ltd Case Officer: Amber Willard</p>	<p>Received 21/08/2020</p> <p>Comments due to ADC by 18/09/2020</p> <p>Comments Submitted: <b>See below</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 09/10/2020</b></p>
<p><b>Comments on Application Y/76/20/A:</b></p> <p>YPC has fully considered the above application and whilst fully appreciating the commercial need to market and enhance a development believe that the proposed level of advertising material to be excessive. YPC have great concerns that the number of flags will simply constitute unnecessary cluttering of the streetscape and detract from the site's rural setting. YPC would therefore request that the number of flags be reduced to a more sympathetic number which will still make the public aware of the new housing scheme but not detract from the rural setting.</p> <p>YPC strongly object to the use of 9 marketing flags especially where the applicant will also have 2 substantial advertisement signs. However, YPC would be prepared to reconsider its position should the number of flags be reduced to 2.</p>		
<p>Y/72/20/RES</p>	<p>Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage &amp; landscaping. This application affects the character &amp; appearance of the Main Road/Church Road Yapton Conservation Area &amp; affects the setting of Listed Buildings.</p> <p>Land at Stakers Farm North End Road Yapton</p> <p>Applicant: Yapton Developments Ltd C/O Henry Adams LLP Case Officer: Mr S Davis</p>	<p>Received 28/08/2020</p> <p>Comments due to ADC by 24/09/2020</p> <p>Comments Submitted: <b>See response below</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 16/11/2020</b></p>

## Comments on Application Y/72/20/RES:

### YPC SUPPORT

Yapton Parish Council (YPC) recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC note that the applicant has taken into consideration many of the concerns raised by YPC notably with regard to landscaping and the PROW plus materials etc. YPC therefore support this application conditional upon the following conditions:

- YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.
- YPC would also seek that the central core of parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practicality of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.
- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed 4.5m buffer incorporates a fully DDA accessible footpath to ensure green connectivity throughout the village. YPC require a condition that will specify the proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop
- YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.
- YPC note that there appears a concentration of social housing in one part of the scheme and would suggest that it should be more evenly spread within the scheme to ensure a more cohesive community.

Y/71/20/RES	Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way.  Land North of Yapton Church of England Primary School North End Road Yapton	Received 28/08/2020  Comments due to ADC by 24/09/2020  Comments Submitted: <b>See response below</b> <b>Current Status</b>
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	Applicant: Yapton Developments Ltd C/O Henry Adams LLP  Case Officer: Mr S Davis	Undecided  Decision due 16/11/2020
<p><b>Comments on Application Y/71/20/RES:</b></p> <p><b>YPC SUPPORT</b></p> <p>Yapton Parish Council (YPC) recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC note that the applicant has taken into consideration many of the concerns raised by YPC notably with regard to landscaping and the PROW plus materials etc. YPC therefore support this application conditional upon the following conditions:</p> <ul style="list-style-type: none"> <li>- YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.</li> <li>- YPC would also seek that the central core of parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practicality of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.</li> <li>- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed 4.5m buffer incorporates a fully DDA accessible footpath to ensure green connectivity throughout the village. YPC require a condition that will specify the proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop</li> <li>- YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.</li> <li>- YPC request that conditions are placed ensuring that a sufficient landscaped buffer is provided fronting North End Road entrance to ensure clear visibility spays and safe crossing points for students accessing/egressing the Primary School</li> </ul>		
Y/78/20/RES	Approval of reserved matters following outline consent coverings Y/92/17/OUT for 300 No. dwellings covering landscape, layout, public open space, drainage, scale & external appearance. This	Received 28/08/2020  Comments due to ADC by 24/09/2020



	<p>application affects the setting of listed buildings, affects the character &amp; appearance of the Main Road/Church Road, Yapton Conservation Area &amp; affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).</p> <p>Land East of Drove Lane Yapton</p> <p>Applicant: Barratt David Wilson Southern Case Officer: Mr S Davis</p>	<p>Comments Submitted: <b>Not yet due</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 23/11/2020</b></p>
Y/82/20/RES	<p>Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane &amp; pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character &amp; appearance of the Church Lane, Yapton Conservation Area &amp; affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).</p> <p>Land to the south of Ford Lane and East of North End Road Yapton</p> <p>Applicant: Redrow Homes Limited Case Officer: Michael Eastham</p>	<p>Received 28/08/2020</p> <p>Comments due to ADC by 24/09/2020</p> <p>Comments Submitted: <b>Not yet due – See response on attached sheet</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 20/11/2020</b></p>
<p><b>Comments on Application Y/82/20/RES:</b></p> <p><b>YPC SUPPORT</b></p> <p>Yapton Parish Council (YPC) recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC however is unable to change its response from</p>		

that of 12th March 2020. Comments and request for conditions remain unchanged especially with regard to the height of the two apartment blocks fronting North End Road. YPC strongly believe that the introduction of 3 storey blocks along North End Road's most exposed boundary to be wholly incongruous with the rural street scene in this part of Yapton village. YPC therefore reiterate its request that the roofline be amended to ensure that no building has a greater height than 2.5storeys. Other conditions as set out in correspondence 12/03/2020 are below:

- YNP would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.

- YPC Note that plots 64/71 and plots 72/79 fronting North End Road extend to 3 storeys. YPC would request that the units are reduced in height to 2 storey in height or ground levels reduced to create the visual perception of 2 storey buildings. This is to ensure that the streetscape reflects that of North End Road and the immediate dwellings within close proximity to these plots.

YPC welcome the use of both LAPs and LEAPs but challenge the siting of the LEAP. The LEAP is within a few meters of the surface water collect pond which YPC view as placing small children using the LEAP at an unnecessary risk. YPC would suggest that the LEAP be relocated to more appropriate location within the scheme and the current LEAP location become a LAP. This area could then be used to encourage residents and children to explore and learn about the natural environment and wildlife of the area.

- All street lights must be designed to ensure minimum light pollution to ensure that the current night sky is not impacted in a negative manner. This must include all adopted road lighting which tends to favour higher and fewer street light as a cost saving but unfortunately lead to significantly higher light pollution and bleed.

- All garages must either be car ports or have a planning restriction against the conversion to ancillary accommodation to the main dwelling. This is to prevent antisocial and/or inappropriate street/verge parking within and outside the estate.

<p>Y/66/20/HH</p>	<p>Single storey rear extension including demolition of existing extension.</p> <p>4 Lambs Cottages Bilsham Road Yapton</p> <p>Applicant: Dobson</p> <p>Case Officer: Amber Willard</p>	<p>Received 28/08/2020</p> <p>Comments due to ADC by 24/09/2020</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due 13/10/2020</b></p>
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Y/67/20/HH	Rear single storey extension  32 Tack Lee Road Yapton  Applicant: Mr Davies Case Officer: Finlay Gardner	Received 28/08/2020  Comments due to ADC by 24/09/2020  Comments Submitted:  <b>No Objection</b> <b>Current Status</b> <b>Undecided</b> <b>Decision due 13/10/2020</b>
Y/75/20/HH	Removal of standard height kerb  16 East Bank North End Road Yapton  Applicant: Patricia Cavozi Case Officer: Amber Willard	Received 28/08/2020  Comments due to ADC by 24/09/2020  Comments Submitted:  <b>No Objection</b> <b>Current Status</b> <b>Undecided</b> <b>Decision due 20/10/2020</b>

Prepared by ADG 3<sup>rd</sup> September 2020

## UPDATE ON PLANNING APPLICATIONS

52. (a) The Committee noted, following the earlier presentation by Seaward Properties, the possible amendments to the approved planning application Y/1/17/OUT and Y/63/19/RES for the proposed development at Bonhams Field, Main Road, Yapton.
- (b) The Committee received an update from the meeting of the Yapton, Ford and Clymping Advisory Group Virtual Meeting held on the 25<sup>th</sup> August 2020 which considered an update on the ERF Planning Application at Ford.

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

53. There were no applications to consider.

## PLANNING APPEALS

54. There were no new appeals lodged in the parish.

## **NEIGHBOURHOOD PLAN UPDATE**

55 The Planning Committee received an update on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan. The Clerk was hoping to arrange a meeting of the Steering Group in the coming weeks to update the group on the issues required to complete the Modification Proposal and Modification Statement.

## **DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 9TH NOVEMBER 2020**

The Chairman closed the meeting at 8.40pm.

\_\_\_\_\_ Chairman