

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**UNCONFIRMED MINUTES**

A meeting of the Planning Committee was held on the 12<sup>th</sup> July 2021 in the Main Hall of the Yapton and Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Mr Haymes, Mrs Evans and Mr Gardiner (Clerk of the Council), plus 3 members of the public and Lisa Jackson representing Landlink Estates.

**APOLOGIES FOR ABSENCE**

42. Apologies were received from Mr Dunkley concerned about meeting face to face at the present time.

**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.

**URGENT MATTERS**

44. There were no urgent matters raised.

**PUBLIC QUESTION TIME**

45. Some issues / questions were raised by those attending the meeting:

(a) **New developments** – a local resident raised the issue of whether land could be made available in the larger strategic developments for those members of the local community, possibly for younger people, wishing to self-build their own properties. The Chairman and the agent present agreed to look into this matter with regard to future developments.

(b) **Lisa Jackson representing Landlink Estates**

(i) The Chair invited Lisa Jackson to give a short presentation on the Arun District Council Interim Housing Statement endorsed by Full Council in May 2021 and the current invites to find deliverable suitable sites to re-establish the 5 Year Housing Land Supply. The ADC review of HEELA sites has indicated that all Landlink sites were identified as deliverable in Yapton (2020).

(ii) The following two sites were being put forward:

- (a) NEWY17 - Land at Main Road Yapton - (Bull Baiting) - ADC say painted in a fairly sustainable location and adjoining the built-up area boundary of Yapton and the strategic housing allocation at Drove Lane - considered available and developable.
  - (b) 18Y2 Lamb Field - described by ADC as a natural extension to the strategic housing allocation adjacent to the built-up area of Yapton - considered suitable for development and logical extension to Yapton and considered deliverable.
  - (c) NEWY20 -Longacre - ADC describe it as neighbouring the built-up area boundary but the Liffey treatment catchment has capacity issues so considered suitable in the medium to longer term.
- (iii) Landlink will be preparing planning applications for the following 2 sites with submission in the Autumn:
- (a) Bull Baiting - detailed application for 21 units - access from Main Road - early site work / technical studies completed - sensitive conservation scheme given boundary adjacent to Conservation Area - courtyard approach;
  - (b) Lamb - Hybrid application for circa 200 units, with first detailed phase of circa 30 units, access from Bilsham Road, landscape led to respond to emerging NDP2 - new footpaths and Green Infrastructure
- (iv) Website for both under construction and will go live asap - with opportunity to input to the emerging designs. Looking for positive engagement - whilst Landlink expect objections, they believe that given that the presumption in favour of sustainable development this means the site must be supported by Arun District Council and they want to engage positively with the community, to understand the things that make these schemes better for residents and the community look and for involvement with the neighbourhood planning team to see where aspirations can be met.

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH MAY 2021**

46. The Committee agreed the minutes of the meeting of the Planning Committee held on the 4<sup>th</sup> May 2021 and the Chair was authorised to sign them as a correct record.

## **MATTERS ARISING FROM THE MINUTES**

47. The Chair went through the minutes and there were no matters arising from the minutes.

## **CORRESPONDENCE**

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

### **(a) Housing & Economic Land Availability Assessment (HELAA) Call for sites 2021**

The Committee noted receipt of an e-mail dated 17<sup>th</sup> June 2021 from Kevin Jones at Arun District Council advising that the Arun District Council is currently undertaking a 'Call for Sites' process from 2 June 2021 – 7 July 2021. By writing to HELAA contacts on the database and issuing press releases explaining that responses can be made via accessing the e-form on the web page below, should anyone wish to submit or update that land is available for the HELAA:- <https://www.arun.gov.uk/helaa-brownfield-land-self-build-registers>

The Committee noted that HELAA submissions are accepted any time – however, beyond the call for sites deadlines late proposals will be reported in following years HELAA update. As part of the HELAA update Arun will consult Parishes in the HELAA programme from 6<sup>th</sup> – 17<sup>th</sup> September on draft outputs.

With respect to the Local Plan update – the Planning Policy Committee met on 1<sup>st</sup> July and agreed that the draft schedule of Development Management Policies for update should progress as the basis for stakeholder engagement and subsequent consultation (Reg 18 at the end of the year). The plan making program is set out in the adopted LDS which can be found at: <https://www.arun.gov.uk/local-development-scheme-lds>

**(b) Decision Statement for Aldingbourne Neighbourhood Development Plan 2019-2031**

The Committee noted receipt of an e-mail dated 18<sup>th</sup> June 2021 from Donna Moles at Arun District Council advising that a Decision had been made on the Aldingbourne Neighbourhood Development Plan 2019-2031 and the Decision Statement and post examination Plan had been published on the ADC website on 18<sup>th</sup> June 2021 at [Aldingbourne Neighbourhood Development Plan 2 | Arun District Council](#) as required by Regulation 19 of the Neighbourhood Planning Regulation.

Following an Independent Examination, Arun District Council in conjunction with South Downs National Park confirmed formal acceptance of the recommendations outlined in the Aldingbourne Neighbourhood Plan Examination Report. Given the nature of the Policies in the submitted review of the Neighbourhood Plan, the Examiner’s report concluded that, subject to making the modifications recommended by the Examiner, the Plan met the basic conditions set out in the legislation, and does not need a Neighbourhood Planning Referendum and should proceed to be ‘made’ by the Council.

**The Plan will proceed to Full Council on 16<sup>th</sup> July 2021 to be ‘made’.** The Decision Statement, the Examiner’s Report and the Post Examination Aldingbourne Plan are only available electronically.

**PLANNING APPLICATIONS**

49. 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 – 12<sup>th</sup> July 2021</b>				
<b>Schedule of Planning Applications received, comments submitted and applications decided between May and June 2021</b>				
List No.	Applications Received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission

20	14/05/2021	Y/57/21/PL	<p>Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses &amp; 3 No 3 bed house (resubmission following Y/33/20/PL).</p> <p>This site is in CIL Zone 3 &amp; is CIL Liable as new dwellings. This application is a Departure from the Development Plan.</p> <p>Sunnymead North End Road Yapton</p> <p>Applicant: Mr R. Daniels Case Officer: Simon Davis</p>	<p>Received 14/05/2021 Comments due to ADC by 11/06/2021</p> <p>Comments Submitted: <b>See below</b></p> <p><b>Current Status</b> <b>Undecided</b></p> <p><b>Decision due by Committee on 28/07/2021</b></p>
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YPC has fully considered the above application for 5 dwellings south of North End level crossing. YPC recognise whilst the applicant has modified some elements of its original refused application (Y/33/20/PL) YPC remains strongly opposed to this application.

YPC note that the applicant has reduced the density of the scheme by two dwellings but still believe that 5 residential units in this location is wholly inappropriate and too divorced from the village's facilities for a scheme of this size.

YPC note that the applicant has also tried to retain more trees in this new proposal but is still opposed to a dense coppiced area becoming a housing site.

YPC strongly objects to this application on the same basis as the previous application despite the amendments that the applicant has made to their proposal. The site/proposal remains a departure from the development plan and the location remains unsuitable for this scale and type of development in terms of access to facilities, environmental impact and highway impact.

- The site lies outside the BUAB and is not an identified housing location in either the ALP or the YNP. It is therefore a departure from the development plan. YPC would also comment that the Coal Yard site diagonally opposite this plot was rejected as unsuitable for housing during the Yapton Neighbour Plan with the Examiner stating:

***Whilst displaying built-up characteristics this area to the north of the crossroads(Maypole Lone/North End Road) is both distinct from and geographically separated from the built-up part of the village. It is approximately 1000 metres from the village centre, a walk of approximately 18 minutes. I also recommend the deletion of this site from the Plan(Yapton Neighbourhood Plan Submission Version Report by Independent Examiner Andrew Ashcroft 14 August 2014)***

YPC believe that since the Examiner's comments new housing and planning consents granted within the Parish of Yapton have been significant with several built out and occupied. YPC therefore question the need for a site do divorced from its local facilities to

be considered for housing.

- YPC view the site as unsustainable in terms of ease of access to community facilities.
- YPC regard the proposal as having an adverse environmental impact on the residential dwelling nearby by the removal of established trees which currently act as a natural sound barrier to the noise generated by the rail track and level crossing etc.
- YPC have strong concerns relating to the site's access/egress close proximity to the North End level crossing (41m south). YPC is of the view that any intensification of a traffic entering and exiting North End Road will create a traffic hazard on the level crossing.
- YPC would also note that the Clays Farm application through conditions has been limited on when and how it can be built out until works to extend the slip lane on the A27/Yapton Lane turning have been implemented. YPC would expect this site to be halted for similar reasons.

- The development appears incongruous and wholly inappropriate in terms of scale and density of development for the location.

**YPC strongly object to this application.**

21	21/05/2021	Y/61/21/L	<p>Listed building consent to replace front door.</p> <p>Willow Cottage Church Road Yapton</p> <p>Case Officer: Amber Willard</p> <p>Applicant: Ms Evans</p>	<p>Received 21/05/2021</p> <p>Comments due to ADC by 18/06/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Approved Conditionally on 28/06/21</b></p>
22	28/05/2021	Y/70/21/PL	<p>Variation of condition imposed under Y/4/19/RES relating to condition 1-plans condition (plots 21-24 change of brick colour from red to buff). This application affects a Public Right of Way.</p> <p>Cinders Nursery &amp; works to R/O Cinders Lane Yapton BN18 0JJ</p> <p>Applicant: Crayfern Homes Ltd</p> <p>Case Officer: Mr Simon Davis</p>	<p>Received 28/05/2021</p> <p>Comments due to ADC by 24/06/2021</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 on 23/08/2021</b></p>
		Y/62/21/HH	<p>Erection of rear extension</p> <p>Hazel Cottage Church Lane Yapton BN18 0EH</p> <p>Applicant: Paul Rhodes</p>	<p>Received 28/05/2021</p> <p>Comments due to ADC by 24/06/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p>

			Case Officer: Mr F Gardner	<p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on</b> <b>15/07/2021</b></p>
		Y/66/21/HH	<p>Erection of two storey rear extension following the demolition of existing conservatory</p> <p>Pandora Bilsham Road Yapton BN18 0JU</p> <p>Applicant: Mr K. Roy</p> <p>Case Officer: Mr F Gardner</p>	<p>Received 28/05/2021</p> <p>Comments due to ADC by 24/06/2021</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 on</b> <b>12/07/2021</b></p>
		Y/68/21/HH	<p>Erection of single storey rear and side extension following the demolition of existing conservatory</p> <p>26 Canal Road Yapton BN18 0HD</p> <p>Applicant: Mr Craig Poole</p> <p>Case Officer: Mr F Gardner</p>	<p>Received 28/05/2021</p> <p>Comments due to ADC by 24/06/2021</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 on</b> <b>19/07/2021</b></p>
23	04/06/2021	Y/71/21/OUT	<p>Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees &amp; Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site &amp; Public Open Space. 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 At Little Meadow and East Of Bilsham Road</p>	<p>Received 04/06/2021</p> <p>Comments due to ADC by 01/07/2021</p> <p>Comments Submitted:</p> <p><b>See below</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on</b> <b>24/08/2021</b></p>



			Yapton BN18 0JY  Applicant: Ms A. Taylor  Case Officer: Mr Simon Davis	
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The following is a summary of the full response posted separately on the portal.

1. Introduction

Yapton Parish Council (YPC) has given much consideration to the above outline planning application for 73 residential units at Land East of Bilsham Road. YPC continues to object to this proposal on similar grounds as the previous application Y70/20/OUT. YPC believe that there has been no discernible improvement to this proposal in terms of cohesion with the existing village centre, social or environmental benefit to the area as a whole or indeed genuine green and sustainable connectivity with both the village centre and the wider area.

YPC is of the view that this application is a departure from the both the ALP and YNP and should be refused planning consent.

YPC strongly object to this application on the following grounds:

2. Location and Character of the Site
3. Planning incl. the made Neighbourhood Plan
4. Housing Need
5. The Proposal including Highways issues
6. Conclusion

YPC view this proposal as being totally disconnected form Yapton and its facilities. Y PC 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 immediate local need; significant weight must be placed on the both the Environmental and Social Benefits this scheme. Y PC are of the view that the social benefits are deficient along with there being no comprehensive proposed improvements to sustainable transport to ensure safe green connectivity with Yapton's facilities as well as promoting healthy living and well-being.

YPC therefore request that this application is refused planning permission.



YPC PLANNING  
 response to Little Me:

Full submission:

24	11/06/2021	Y65/21/HH	Drop Kerb  Wayside Cottage, Burndell Road, Yapton  Applicant: Miss M Parrish & Mr C Saunders	Received 11/06/2021  Comments due to ADC by 08/07/2021  Comments Submitted:  <b>Not yet due</b> <b>Current Status</b>
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			Case Officer: Finlay Gardner	<p><b>Undecided</b></p> <p><b>Decision due on 27/07/2021</b></p>
27	02/07/2021	Y/84/21/HH	<p>Installation of 1.8m timber fence and gate and infill of existing dummy door and panelling under window</p> <p>5 Hobbs Court, The Potting Barn Bilsham Road Yapton</p> <p>Applicant: Mrs Dilys Lownsborough</p> <p>Case Officer: Jasmine Kaur Singh</p>	<p>Received 02/07/2021</p> <p>Comments due to ADC by 29/07/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 29/07/2021</b></p>
29		Y/86/21/PL	<p>Variation of condition imposed under Y/18/20/PL relating to Condition No 4 - pre-commencement site meeting with Tree Officer.</p> <p>Land East of North End Road and West of Church Lane Nursery, Yapton</p> <p>Applicant: Merlin Homes (Southern) Ltd</p> <p>Case Officer: Amy Myer</p>	<p>Received 02/07/2021</p> <p>Comments due to ADC by 29/07/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 29/07/2021</b></p>

Updated by ADG 02/07/2021

#### **UPDATE ON PLANNING APPLICATIONS**

50. There were no further updates on recent planning applications.

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

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

#### **PLANNING APPEALS**

52. There were no new appeals since the date of the last meeting.



## NEIGHBOURHOOD PLAN UPDATE

53. The Planning Committee received an update on the work to analyse the results of the Reg. 14 consultation which took place between the 22<sup>nd</sup> January 2021 and the 19<sup>th</sup> March 2021. The Council had received a number of responses from Statutory Consultees, including Arun District Council, West Sussex County Council, Developers, Agents and some local individuals.

A small sub-group of the Steering Group had met to go through the responses and identify what amendments needed to be made to the Modification Proposals before submitting to Arun District Council under the Regulation 15 stage of the process. The sub-group had met virtually with Arun Planners to discuss issues arising from their detailed response. Following this meeting and a discussion with our consultants, O'Neill Homer it was felt that some further professional assistance was required to bring the Modification up to the standard required for it to be submitted to Arun District Council under Reg 15 of the procedure.

The Clerk reported that a proposal had been received from O'Neill Homer consisting of a number of pieces of work amounting to 6.0 days in total costing £2,950. The Clerk reported that the Council was able to make a further grant application to meet some of the costs amounting to £1,550. Therefore, there was a shortfall of £1,400 to cover the proposed works, and the Clerk suggested that a request be made to the Parish Council for a supplementary estimate to be granted to cover the shortfall.

54. The Committee **resolved** to request the Parish Council to grant a supplementary estimate of £1,400 to cover the shortfall in the cost of the additional work by the Consultants.

**DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 13<sup>th</sup> September 2021 at 7pm.**

The Chairman closed the meeting at 7.47pm.

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Chairman