

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 13th July 2020 virtually through Microsoft Teams commencing at 10.00pm.

Present: Mr Dunkley, Mrs Greenan, Mr Holden and Mrs Newman

Also present: Mr Gardiner (Clerk of the Council) and 1 member of the public.

ELECTION OF CHAIRPERSON

28. *Resolved:* That Mrs Vicky Newman be elected Chairperson of the Planning Committee for the ensuing year. Mrs Newman would be signing the Declaration of Acceptance of Office form after the meeting.

ELECTION OF VICE-CHAIRPERSON

29. *Resolved:* That Mr Peter Dunkley be elected Vice-Chairperson of the Planning Committee for the ensuing year. Mr Dunkley would be signing the Declaration of Acceptance of Office form after the meeting.

APOLOGIES FOR ABSENCE

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

DECLARATIONS OF INTEREST

31. 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

32. There were no urgent matters raised.

PUBLIC QUESTION TIME

33. The following questions / issues were raised:

- (a) A local resident of Cherry Avenue asked the Committee if it had a view on a current planning application for an extension to his property. The Committee had not yet formulated its response as it was not yet due to be submitted to Arun Planners.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH MARCH 2020

34. The Committee agreed the minutes of the meeting of the Planning Committee held on the 9th March 2020 and the Chairman was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

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

CORRESPONDENCE

36. The Committee received the following item of correspondence received since the date of the last meeting of the Committee:

(a) Housing and Economic Land Availability Assessment (HELAA) Update 2020

The Committee noted receipt of an e-mail dated 5th June 2020 (copy attached to the minutes) from the Planning Policy Team at Arun District Council seeking a response from the Parish Council on its annual review of the HELAA.

The Committee agreed that it had no sites to promote at this time, but would write to Arun District Council raising its concerns about recent comments by Network Rail, which were made on a planning application regarding the forecast severe traffic congestion around the Yapton Railway Crossing once all of the Planning Permissions for housing in the Yapton area began to be built out.

PLANNING APPLICATIONS

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

Agenda Item 8 (i)
Yapton Parish Council – Planning Committee
Schedule of Planning Applications received, comments submitted and applications decided between March and June 2020

Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/24/20/PL	<p>Change of use from Horticultural to storage of containers, caravans & garden equipment, erection of green palisade fencing to front of site behind the existing hedgerow, increase planting buffer to front & side & 4 No. CCTV cameras.</p> <p>Fresh Acres Nursery Yapton Lane Walberton</p> <p>Applicant: Mr K Crook Fresh Acres Nursery</p> <p>Case Officer: Maria Tomolova</p>	<p>Received 06/03/2020</p> <p>Comments due to ADC by 02/04/2020</p> <p>Comments Submitted:</p> <p>None submitted</p> <p>Current Status</p> <p>Approved Conditionally on 19/05/2020</p>
Y/26/20/RES	<p>Approval of reserved matters following the grant of Y/32/17OUT for the erection of 19 No. dwellings. This application also lies within the parish of Clymping & affects a Public Right of Way.</p> <p>Land at the Southern End of Cinders Lane Cinders Lane Yapton</p> <p>Applicant: Matthew Utting, MatPlan Ltd on behalf of Crayfern Homes</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 20/03/2020</p> <p>Comments due to ADC by 18/04/2020</p> <p>Comments Submitted:</p> <p>No Objection. YPC condition that any modifications to the footpath network ensure that improved access is enabled to ensure easy access for DDA and other multi users.</p> <p>Current Status</p> <p>Approved Conditionally on 18/05/2020</p>
Y/33/20/PL	<p>Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan.</p> <p>Sunnymead North End Road Yapton</p> <p>Applicant: Mr R. Daniels</p> <p>Case Officer: Amy Myer</p>	<p>Received 27/03/2020</p> <p>Comments due to ADC by 25/04/2020</p> <p>Comments Submitted:</p> <p>See comments below</p> <p>Current Status</p> <p>REFUSED</p> <p>Decision on 20/05/2020</p>
YPC strongly object to this proposal		

- 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 Neighbourhood 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 so 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 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 traffic entering and exiting North End Road will create a traffic hazard on the level crossing.
- The development appears incongruous and wholly inappropriate in terms of scale and density of development for the location.

<p>Y/111/19/PL</p>	<p>RE-ADVERTISEMENT – Change of description 19/3/2020</p> <p>Proposed conversion of detached garage to a residential annex along with an infill extension to join this proposed annex to the main dwelling.</p> <p>Mayfield House Yapton Road Barnham</p> <p>Applicant: Mr & Mrs D. Pallister</p> <p>Case Officer: David Spring</p>	<p>Received 27/03/2020</p> <p>Comments due to ADC by 25/04/2020</p> <p>Comments Submitted:</p> <p>No objection subject to suitable use of materials to reflect the nature of the original building.</p> <p>Current Status</p> <p>Approved Conditionally on 15/05/20</p>
<p>Y/37/20/T</p>	<p>1 No. Red Oak (T1) prune all lateral overhanging branches back to 3m. 1 No. Maple tree (T2) prune all lateral branches overhanging back to 2m. 1 No. Maple tree (T3) prune all lateral branches overhanging back to 2m.</p>	<p>Received 20/03/2020</p> <p>Comments due to ADC by 15/05/2020</p> <p>Comments Submitted:</p>

	<p>1 No. Red Oak tree (T4) prune all lateral branches to 4m.</p> <p>Shoulders Main Road Yapton</p> <p>Applicant: Mr Andy Taylor</p> <p>Case Officer: Finlay Gardner</p>	<p>No Objection</p> <p>Current Status</p> <p>Approved Conditionally on 12/06/2020</p>
Y/39/20/RES	<p>Approval of reserved matters following outline consent Y/49/17/OUT & Section 73 permission Y/13/19/PL for 45 No. dwellings & associated works. This application may affect the setting of a Listed Building.</p> <p>Land at Street Building North End Road Yapton</p> <p>Applicant: Redrow Homes Limited c/o Pegasus Group</p> <p>Case Officer: Mr Simon Davis</p>	<p>Received 01/05/2020</p> <p>Comments due to ADC by 30/05/2020</p> <p>Comments Submitted:</p> <p>See below</p> <p>Revised Plans 23/6/20 response:</p> <p>No Objection</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 28/07/2020</p>
<p>An internet representation was made on 28th May 2020 which has been recorded as support with the comments as follows:</p> <p>OWPC27291</p> <p>Yapton Parish Council has held various constructive discussions with the applicant regarding the above planning application. Broadly the Parish are supportive but would make the following comments that should be taken on board and dealt with by way of conditions:</p> <ol style="list-style-type: none"> 1. Layout and massing - YPC are very conscious of the historic streetscape of this section of North End Road and would seek that the ridge height of the proposed units closest to the existing buildings reflect this. YPC are concerned that the new build, despite being set back, could dominate this otherwise historic streetscape and become overbearing. 2. Garages and outbuildings - YPC insist that conditions must be placed on garaging and outbuildings to ensure that they retain their planned use and are not converted into additional residential accommodation when occupied. The purpose of such conditioning is to ensure that the correct parking requirements are met and maintained during the life of the scheme preventing overflow parking onto the streets and beyond. 3. Landscaping - YPC would seek a mixture of planting to include height along the rear elevation of plots housing the Bromsgrove unit (24-28). This is to soften at both low level and high level the harshness of the full brick elevation. YPC would wish to see this reflected in the final agreed landscaping plan. 		

4. YPC have concerns with the remoteness of the LAP from the main housing and would prefer it to be more central to the scheme.
5. Lighting. Street lighting must respect the dark nights in this area and ensure that there is limited 'bleed' impacting the nearby housing on North End Road. Conditions restricting hours of operation should be implemented along with limits on lux levels and ensuring all lighting is capped and low to ensure down-lighting
6. Footpaths/green connectivity - YPC note that a future pedestrian link with adjoining Clays Farm (Y/62/18/OUT) site has been provided between plots 40 and 41. YPC insist that this link is not only provided for but a condition is applied to ensure that this footpath is open and usable for full public use as it will provide an essential part of Yapton's green-infrastructure linking the whole village through footpaths and cycle-ways.
7. Parking - YPC raise concern at the limited number of visitor parking spaces.

Y/42/20/PL

Extension & alterations to main dwelling & conversion & extension of existing annexe to 2 No. holiday letting units (resubmission following Y/117/19/PL).

The Crickets
Hoe Lane
Flansham
Yapton
Applicant: Mr B. Brogan

Case Officer: Maria Tomalova

Received 08/05/2020

Comments due to ADC by 05/06/2020

Comments Submitted:

See below

Current Status

Undecided

Decision due 31/07/2020

An internet representation was made on 5th June 2020 which has been recorded as an **objection** with the comments as follows:

OWPC27556

YPC objects with concerns remaining as outlined in previous responses dated 10th October 2019 and 6th February 2020 (See below), the key issue remaining over development of this sensitive site.

Previous response dated 6th February 2020 as amended:

Yapton PC has considered the above planning application and believe that it will constitute over development of the site which lies within a residential area of predominantly large well spaced detached houses set within generous plots. This streetscape reflects the heritage of Hoe Lane Flansham. The Parish therefore would like to OBJECT to planning application Y/74/19/PL on the following grounds:

1. Over-intensive use of the site. The two proposed buildings are sited extremely close to each other generating potential conflict with the holiday let use and permanent residential use. The building line and massing of the two units will detract from this loosely developed section of Hoe Lane.

YPC recognise that there are now two holiday let's but still view this to be over development for the plot and location. The two buildings are still in the same location and although the

holiday let appears to be reduced in size the main residence appears to have increased in size.

2. The proposed extension of the residential dwelling whilst large is in keeping with the current two storey structure. However, the proposed holiday lets building is a substantial departure from the existing structure's size and proportions. YPC believe that the proposed holiday lets are a significant overdevelopment of a small existing footprint and are overbearing on the adjoining residential unit. Y PC would seek the proposal to be reconsidered with a less intensive holiday use proposed. Y PC would also seek that should any holiday unit be consented that its use as a holiday let be confirmed by appropriate conditioning to ensure that these proposed units do not fall within the category of permanent residential let and/or unit. Appropriate conditioning being: The accommodation approved shall be used exclusively as tourist accommodation for individual lets for up to and no more than 28 consecutive nights. No unit shall be occupied by one person for more than 28 days in a calendar year. The owner shall maintain a register of occupiers including how long they occupied the units, their permanent home address and contact details for each calendar year. This register shall be made available to the Council on request. Reason: To preserve the availability of the accommodation as a holiday let and to prevent the establishment of permanent dwellings.

YPC would want time see the overall increased footprint reduced in terms of gross internal area.

3. The proposed parking layout plan does not sufficiently demonstrate that the 7 indicated parking spaces are adequate for the whole site or that they have adequate turning and manoeuvrability space to enable cars to easily access the proposed spaces unhindered and all times. No disabled parking bay has been provided for the proposed commercial use ie holiday lets. YPC request that the viability of the proposed parking if clearly demonstrated by full tracking being submitted.

Should this proposal be granted planning YPC insist that conditions are added to ensure that the new dwelling are for holiday use only with a limited annual occupancy rate thus avoiding any permanent or long-term residence use.

Y/47/20/HH

Chessels
Hoe Lane
Flansham

Applicant: Mr Dan Forden

Case Officer: Amber Willard

Received 05/06/2020

Comments due to ADC by
02/07/2020

Comments Submitted:

See below

Current Status

Undecided

Decision due 23/07/2020

YPC have fully considered the above application.

YPC do not object provided that the accommodation remains ancillary to the main dwelling house (Chessels) and is only inhabited for 48 weeks of the year maximum. This is to ensure that the dwelling does not become a new residential unit without meeting all the necessary

requirements afforded to a new dwelling planning application namely parking standards, drainage etc.

YPC also insist that the unit is constructed with appropriate materials that reflect the historic nature of Hoe Lane and its surroundings.

Y/46/20/HH	<p>Two storey side extension. This application may affect the setting of a Listed Building</p> <p>Croft Cottage Maypole Lane Yapton</p> <p>Applicant: Mr Anthony Glasspool</p> <p>Case Officer: Mr F. Gardner</p>	<p>Received 12/06/2020</p> <p>Comments due to ADC by 09/07/2020</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 03/08/2020</p>
F/4/20/OUT	<p>Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.</p> <p>Land at Ford Airfield Ford</p> <p>Applicant: Redrow Homes Southern Counties</p> <p>Case Officer: Raymond Cole</p>	<p>Received 15/06/2020</p> <p>Comments due to ADC by 06/07/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due July/August 2020</p>
F/5/20/PL	<p>Reconfiguration of Ford Market, including revised market access, hardstanding for replacement vehicular parking and associated</p>	<p>Received 15/06/2020</p> <p>Comments due to ADC by 06/07/2020</p>

	<p>infrastructure, landscape, ancillary and site preparation works.</p> <p>Ford Airfield Market Ford BN18 0FL</p> <p>Applicant: Ford Airfield Market c/o Henry Adams</p> <p>Case Officer: Raymond Cole</p>	<p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due July/August 2020</p>
Y/51/20/T	<p>Fell 1 No. Lawson Cypress (T1)</p> <p>Tall Trees Church Road Yapton</p> <p>Applicant: Mr Philip Kinnersly</p> <p>Case Officer: Finlay Gardner</p>	<p>Received 19/06/2020</p> <p>Comments due to ADC by 16/07/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Withdrawn</p>
Y/38/20/HH	<p>Replace existing dilapidated lean-to roof (north side) with improved enclosed structure. Enclose existing open front porch. Add lean-to to rear of property. Increase off-road parking with associated drop curb.</p> <p>22 Cherry Avenue Yapton</p> <p>Applicant: Mr Paul Beard</p> <p>Case Officer: Amber Willard</p>	<p>Received 26/06/2020</p> <p>Comments due to ADC by 23/07/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 03/08/2020</p>
Y/55/20/T	<p>Fell 1 No. Lawson Cypress tree.</p> <p>Tall Trees Church Road Yapton</p> <p>Applicant: Mr Philip Kinnersly</p> <p>Case Officer: Finlay Gardner</p>	<p>Received 03/07/2020</p> <p>Comments due to ADC by 30/07/2020</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 19/08/2020</p>

Prepared by ADG 6th July 2020

UPDATE ON PLANNING APPLICATIONS

38. The Committee noted that a virtual meeting of the Yapton, Ford and Clymping Advisory Group took place on the 9th June 2020. The meeting received updates on SD7 - the Yapton Strategic Site and SD8 — Ford Airfield Strategic Site. The Committee noted that the Reserve Applications for these sites had been delayed.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

39. The Committee noted receipt of a letter dated 22nd June 2020 to all Parish Councillors from Philip Atkinson, Estates Director, Grundon Waste Management & Director, Ford Energy from Waste Limited. The letter stated that "We are writing to inform you that Grundon Waste Management and Viridor have submitted to West Sussex County Council a planning application for a new Energy Recovery Facility (ERF) and Waste Sorting and Transfer Facility (WSTF) at Ford Circular Technology Park (CTP), between Ford and Yapton."

The Clerk reported that the above application had recently been registered by West Sussex County Council. Most of the Committee would review the application on-line. The Clerk would let Councillor Ambler have the CD and Memory Stick which had been received from West Sussex County Council to assist him in reviewing the application.

PLANNING APPEALS

40. The Committee noted that the outcome of the appeal on the following Planning Application Y/103/18/PL as notified on the 25th February was still outstanding:
Description: Single Chapel Crematorium with Car Parking, Landscape Works, Surface Water Drainage Features & Associated Highway Improvements. This Application Is A Departure from The Development Plan.
Location: 10 Acre Field North of Grevatts Lane Yapton

NEIGHBOURHOOD PLAN UPDATE

41. 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 would be contacting the Steering Group in the coming week 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 - 14TH SEPTEMBER 2020

The Chairman closed the meeting at 10.33pm.

_____ Chairman