

**YAPTON PARISH COUNCIL**

**UNCONFIRMED MINUTES**

**PLANNING COMMITTEE**

A meeting of the Planning Committee was held on the 16<sup>th</sup> January 2023 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: Councillors Mrs Pam Evans, Mrs Phillipa Greenan, Mr Stephen Haymes and Mr M. O'Dell, County Councillor Mrs Jacky Pendelton, Mr Gardiner (Clerk of the Council), plus 9 members of the public.

**APOLOGIES FOR ABSENCE**

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

**DECLARATIONS OF INTEREST**

2. Members were reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to items on the agenda. None were raised.

**URGENT MATTERS**

3. There were no urgent matters raised by the Clerk.

**PUBLIC QUESTION TIME**

4. The Committee received the following public questions / comments:
  - (a) **Groundwater level** – a member of the public raised concerns that the Groundwater level in the area was increasing. It was suggested that this matter should be raised with Arun District Council.
  - (b) **Communications** – a resident asked how the Parish Council was communicating issues to the village and its residents. The Parish Council uses its website, social media sites and council minutes to deal with issues.
  - (c) **S106 Agreements** – a resident asked how S106 agreements are monitored and whether an effective system was in place? It was noted that Arun District Council were not good at identifying and communicating sums included in agreements. Is there anything we can do to assist? When planning permissions are granted the planning case reference usually includes that a S.106 is included in the permission which can be viewed through the planning portal. The Chair commented that if the Parish Council objects to an application, then it won't be included in any discussions on the level and allocations of S.106 monies to be included in the planning permission.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14<sup>TH</sup> NOVEMBER 2022**

5. The Committee agreed the minutes of the meeting of the Planning Committee held on the 14<sup>th</sup> November 2022 and the Chair was authorised to sign them as a correct record.

**MATTERS ARISING FROM THE MINUTES**

6. The Chair went through the minutes highlighting any matters arising including:
- (a) **Lambs Field, Drove Lane / Yapton Road** – The Chair referred to the lack of progress on the transfer of this parcel of land known as Lambs Field in Yapton. This was due to a change of personnel at the developers’ office and the Chair had now been in contact to enable follow up on this matter with BDW.

**CORRESPONDENCE**

7. There was no correspondence for the Committee to deal with since the date of the last meeting of the Committee.

**PLANNING APPLICATIONS**

8. 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</b>				
<b>Schedule of Planning Applications received, comments submitted and applications decided between November 2022 to 6<sup>th</sup> January 2023</b>				
<b>Planning List Number</b>	<b>Date Planning Application received</b>	<b>Planning Application Reference</b>	<b>Planning Application, Location, Applicant, Case Officer</b>	<b>Comments submitted or Dates due for submission</b>
44	04/11/2022	Y/132/22/PL	Variation of conditions 2, 9, 12 and 15 imposed under Y/93/22/PL relating to surface water drainage scheme, management and maintenance regime and construction works details of foul water drainage system, landscaping scheme and details for plots 5 & 6 to meet the requirements of M4(2) of the Building Regulations 2010 (which	Received 04/11/2022 Comments due to ADC by 13/01/2023 Comments Submitted: <b>Not yet submitted</b> <b>Current Status</b> <b>Decision due on 31/01/2023</b>

			<p>previously varied condition 2 of Y/158/21/PL).</p> <p>The Steddles North End Road Yapton</p> <p>Applicant: Pallant Homes Limited</p> <p>Case Officer: Mr S. Davis</p>	
47	25/11/2022	Y/139/22/PL	<p>1 No dwelling including the reuse of part of the existing outbuilding, existing leylandii boundary hedge will be removed and replaced with a 1.8m close boarded fence, planted with native hedgerow and garden redesign. This application is a Departure from the Development Plan, affects the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwelling.</p> <p>Bilsham Manor Bilsham Lane Yapton</p> <p>Applicant: Mr D Robinson</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 25/11/2022</p> <p>Comments due to ADC by 22/12/2022</p> <p>Comments Submitted:</p> <p><b>See below</b></p> <p><b>Current Status</b></p> <p><b>Decision due on 12/01/2023</b></p>
<p>Comments submitted on Y/139/22/PL and Y/140/22/L</p> <p>YPC insist that the building's massing, ridge height and proximity to both the listed building and it's setting must be subservient to the Manor House.</p> <p>Should the application be granted planning YPC insist that conditions must be attached to any consent requiring all materials must reflect the aesthetic and historic heritage of the surrounding buildings.</p>				
		Y/140/22/L	<p>Listed building consent for 1 No dwelling including the reuse of part of the existing outbuilding, existing leylandii boundary hedge will be removed and replaced with a 1.8m close boarded fence,</p>	<p>Received 25/11/2022</p> <p>Comments due to ADC by 22/12/2022</p> <p>Comments Submitted:</p> <p><b>See above</b></p>

			<p>planted with native hedgerow and garden redesign.</p> <p>Bilsham Manor Bilsham Lane Yapton</p> <p>Applicant: Mr D Robinson</p> <p>Case Officer: Maria Tomalova</p>	<p><b>Current Status</b></p> <p><b>Decision due on 12/01/2023</b></p>
		Y/143/22/PO	<p>Application to enter into a Deed of Variation to modify the affordable housing clause in the section 106 dated 21-11-19 linked to Y/88/18/OUT.</p> <p>Land on the north side of North End Road Yapton</p> <p>Applicant: Synergy Housing Ltd</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 25/11/2022</p> <p>Comments due to ADC by 22/12/2022</p> <p>Comments Submitted: <b>None submitted</b></p> <p><b>Current Status</b></p> <p><b>Decision due on 12/01/2023</b></p>
		Y/144/22/PO	<p>Application to enter into a Deed of Variation to modify the affordable housing clause in the section 106 dated 11-12-18 linked to Y/44/17/OUT.</p> <p>Land at Stakers Farm North End Road Yapton</p> <p>Applicant: Synergy Housing Ltd</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 04/11/2022</p> <p>Comments due to ADC by 01/12/2022</p> <p>Comments Submitted: <b>None submitted</b></p> <p><b>Current Status</b></p> <p><b>Decision due on 12/01/2023</b></p>
01	06/01/2023	Y/148/22/HH	<p>Front extension, changes to fenestration/openings following removal of rear conservatory and detached swimming pool cover.</p>	<p>Received 06/01/2023</p> <p>Comments due to ADC by 02/02/2023</p> <p>Comments Submitted:</p>

			<p>Old Granary Bilsham Lane Bilsham Yapton</p> <p>Applicant: Mr and Mrs Morgan</p> <p>Case Officer: Louise Shaw</p>	<p><b>None submitted</b></p> <p><b>Current Status</b></p> <p><b>Decision due on</b> <b>16/02/2023</b></p>
02	13/01/2023	Y/149/22/PL	<p>Erection of 20 dwellings (including 6 affordable units) with new access, open space, landscaping, sustainable drainage, biodiversity mitigation and associated works.</p> <p>This application is in CIL Zone 3 and is CIL liable as new dwellings and is a Departure from the development Plan. The proposal may affect the setting of the Main Road/Church Road, Yapton Conservation Area.</p> <p>Land West of Drove Lane Main Road Yapton</p> <p>Applicant: Landlink Estates Ltd</p> <p>Case Officer: Mr S Davis</p>	<p>Received 13/01/2023</p> <p>Comments due to ADC by 07/02/2023</p> <p>Comments Submitted:</p> <p><b>None submitted</b></p> <p><b>Current Status</b></p> <p><b>Decision due on</b> <b>09/04/2023</b></p>

Updated by ADG 09/01/2023

9. 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 and noted that:
  - a. Y/149/22/PL – Bull Bating Field - The Committee would raise an objection, including objecting on traffic grounds, drainage on the roads in the area was up to capacity, and there would be other non-planning social impacts on the Scouts who use the Drove Lane Scout Hut.

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

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

## **PLANNING APPEALS**

11. The Committee noted that the Secretary of State had decided not to “Call In” the hybrid application Y/3/22/OUT – Land west of Bilsham Road, Yapton – Phase 1 to build 30 residential dwellings. It was noted that the land had been sold recently and that the affordable housing on the site would be offered to local residents first.

## **NEIGHBOURHOOD PLAN UPDATE**

12. The Committee noted that:
  - (a) This matter continued to be delayed. 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.
  - (b) The Independent Examiner had delayed the substantive start of the examination. The examination of the Plan will take account of the Secretary of State’s determination on the screening report. The Clerk reported that the commencement of the Independent Examination by Mr Andrew Ashcroft had been further delayed and we were awaiting advice from the District Council concerning a new start date for the Examination to take place.
  - (c) Under the circumstances, it was now down to the District Council to chase matters with the Secretary of State. The Committee asked that the Chief Executive and the Head of Planning be contacted to see what they can do to unblock the process so that the Independent Examination can take place. The Clerk was asked to copy the MP into any correspondence written to the District Council.

## **THE YAPTON INFRASTRUCTURE INVESTMENT PLAN**

13. The Chair briefly updated the Committee on the progress with the Infrastructure Plan and suggested that an Action Plan needed to be drawn up so that funding of projects can be agreed. Councillor Andrews had prepared an article which was being included in the January edition of the Yapton News.

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

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

15. Councillor Andrews raised concerns about the state of some footpaths which had considerable amounts of vegetation encroaching on the pathway. The Clerk reported that an article had been placed in the January edition of the Yapton News to inform owners / residents to deal with any offending vegetation and it was their responsibility to keep pathways clear. A survey of all footpaths in the village was ongoing.

**DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 13<sup>th</sup> March 2023 commencing at 7pm.**

The Chairman closed the meeting at 7.30pm.

\_\_\_\_\_ Chairman

DRAFT