

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

A meeting of the Planning Committee was held on the 13<sup>th</sup> May 2019 at Yapton & Ford Village Hall commencing at 8.22pm.

*Present:* Mrs Newman (Chairperson), Mr Ambler, Mr Dunkley, Mr Kendall and Mr Maw.

*Also present:* Councillors Haymes, County Councillor Mrs Jacky Pendleton, District Councillor Mrs Amanda Worne, Mr Gardiner (Clerk of the Council) and 13 members of the public.

**APOLOGIES FOR ABSENCE**

36. There were no apologies for absence.

**DECLARATIONS OF INTEREST**

37. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda. Mrs Vicky Newman declared a personal interest in the applications for the provision of a Crematorium both in the Parish of Yapton (Y/103/18/PL) and the one proposed in the Parish of Climping (C/43/19/PL).

**URGENT MATTERS**

38. The Chairman and the Clerk confirmed that there were no urgent matters to be considered at this meeting.

**PUBLIC QUESTION TIME**

39. The following questions / issues were raised:

**(a) WSCC Planning Application WSCC/037/19 by T J Waste of Burndell Road Yapton - Proposed Inert Waste Recycling Facility**

A Council Member referred to the above application which had been recently published. He was concerned about the impact that the proposed facility may have on the local area. The Chairman stated that this application would be considered by the members of the planning committee who would be asked if they wished to object to the application. Mrs Jacky Pendleton, the local County Councillor, asked to be copied into any response to this application.

**(b) Planning Application Y/92/17/OUT** – a local resident asked if the application had been approved. The Chair stated that, as far as she knew, the Section 106 Agreement had not been signed therefore the Planning Application had not been granted.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11<sup>TH</sup> MARCH 2019**

40. The Committee agreed the minutes of the meeting of the Planning Committee held on the 11<sup>th</sup> March 2019. The Chairman was authorised to sign the minutes as a correct record.

## MATTERS ARISING FROM THE MINUTES

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

## CORRESPONDENCE

42. The following item of correspondence was considered by the Committee:

### (a) Planning Scheme of Delegation

The Committee noted an e-mail dated 21<sup>st</sup> March 2019 received from Neil Crowther, Group Head of Planning at Arun District Council regarding agreed changes to the Arun District Council's Planning Scheme of Delegation.

## PLANNING APPLICATIONS

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

Yapton Parish Council – Planning Committee – 13 <sup>th</sup> May 2019		
Schedule of Planning Applications received and Comments submitted March and April 2019		
Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/13/19/HH	<p>Extension to north elevation</p> <p>Rookery Cottage Hoe Lane Flansham</p> <p>Applicant: Ms V. Holland</p> <p>Case Officer: Stuart Corbey</p>	<p>Received 08/03/19</p> <p>Comments due to ADC by 04/04/19</p> <p>Comments Submitted: <b>No Objection - However, as a condition of the permission being granted YPC would like to have conditions added that ensure all materials reflect and enhance the historic nature of the location of the property as it is situated in or adjacent to conservation areas or in unique historical settings.</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 19/04/2019</p>
Y/15/19/HH	<p>Single storey extension</p> <p>Saxon House Main Road Yapton BN18 0ET</p> <p>Applicant: Mr Geoff Westcott</p> <p>Case Officer: Amber Willard</p>	<p>Received 08/03/19</p> <p>Comments due to ADC by 04/04/19</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Status @ 07/05/19</b></p> <p>Approved Conditionally</p>

<p>Y/19/19/HH</p>	<p>Single storey rear extension. This application affects the character and appearance of the Church Lane Yapton Conservation Area.</p> <p>2 Church Cottages Church Road Yapton</p> <p>Applicant: Miss Dean and Mr Mansbridge Case Officer: Amber Willard</p>	<p>Received 22/03/19</p> <p>Comments due to ADC by 18/04/19</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 08/05/2019</p>
<p>Y/22/19/PL</p>	<p>Demolition of existing redundant garage building &amp; erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings &amp; may affect the character &amp; appearance of the Main Road/Church Road, Yapton Conservation Area.</p> <p>Garage Premises Main Road Yapton</p> <p>Applicant: Mr P Mountford Case Officer: Stuart Corbey</p>	<p>Received 29/03/19</p> <p>Comments due to ADC by 27/04/19</p> <p>Comments Submitted: <b>No objection CONDITIONAL upon:</b></p> <p><b>No objection to the principle of converting a disused garage premises to a small detached dwelling conditional upon:</b></p> <ol style="list-style-type: none"> <li>1. Environmental survey to ensure no contaminates from the previous garage repair use remain in the soil/ground.</li> <li>2. Full consideration and use of sympathetic materials for a conservation area in the construction/refurbishment of the dwelling. Whilst promoting a contemporary design, materials must be sympathetic to the conservation area and existing buildings in the immediate area enhancing opposed to dominating the built environment.</li> <li>3. Conservation style/appropriate fenestration throughout the dwelling.</li> <li>4. Satisfactory highway solution for access/egress onto Main Road</li> <li>5. Adequate parking provision to be accommodated within the site curtilage to remove any dependence upon street parking in an already over-parked strip of main road thus preserving a safe and clear main road approach to a busy mini roundabout at the junction of B2233 with North End road (B2132)</li> </ol>

		<p>6. Roofline not to exceed the existing building's ridge and eaves heights.</p> <p>7. No balconies, roof terracing or external open areas on the western elevation to ensure that existing residential properties are not overlooked from an elevated open height.</p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 13/05/2019</p>
Y/23/19/HH	<p>Create first floor in existing garage for additional bedroom and home office</p> <p>19 St Marys Meadow Yapton</p> <p>Applicant: Mr &amp; Mrs David Case Officer: Andrew Wood</p>	<p>Received 29/03/19</p> <p>Comments due to ADC by 27/04/19</p> <p>Comments Submitted: <b>No objection conditional upon ground floor remaining solely for garage use. This is to ensure that that street parking does not become overcrowded due to loss of designated internal parking areas.</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 14/05/2019</p>
Y/17/19/HH	<p>Two storey rear extension</p> <p>8 Mill View Road Yapton</p> <p>Applicant: Mrs Morris Case Officer: Andrew Wood</p>	<p>Received 05/04/19</p> <p>Comments due to ADC by 04/05/19</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 22/05/2019</p>
Y/28/19/HH	<p>Extend existing loft conversion and add dormers</p> <p>Green Hayes Burndell Road Yapton</p> <p>Applicant: Mr &amp; Mrs Groves Case Officer: Amber Willard</p>	<p>Received 19/04/19</p> <p>Comments due to ADC by 17/05/19</p> <p>Comments Submitted: <b>Not yet submitted</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 07/06/2019</p>

Y/33/19/T	<p>Fell 1 No. Sycamore tree</p> <p>Ferndale House Burndell Road Yapton</p> <p>Applicant: Dr. Nicholas Sturt Case Officer: Amber Willard</p>	<p>Received 19/04/19</p> <p>Comments due to ADC by 17/05/19</p> <p>Comments Submitted: <b>Not yet submitted</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 03/06/2019</p>
Y/31/19/PL	<p>Amendment to Planning Reference Y/68/09 to replace sports pitch facilities with a public amenity area.</p> <p>Land North of Felpham Felpham</p> <p>Applicant: Barratt David Wilson Homes, Southampton Case Officer: Michael Eastham</p>	<p>Received 03/05/19</p> <p>Comments due to ADC by 31/05/19</p> <p>Comments Submitted: <b>Not yet submitted</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by ??/??/????</p>
Y/36/19/T	<p>Crown reduction of 1.5m - 2m to 1 No. Hornbeam tree.</p> <p>Ferndale House Burndell Road Yapton</p> <p>Applicant: Dr. Nicholas Sturt Case Officer: Amber Willard</p>	<p>Received 03/05/19</p> <p>Comments due to ADC by 31/05/19</p> <p>Comments Submitted: <b>Not yet submitted</b></p> <p><b>Status @ 07/05/19</b></p> <p>Undecided</p> <p>To be decided by 19/06/2019</p>

#### UPDATE ON ANY OTHE PLANNING APPLICATIONS

44. The Chair referred to the "Call-In" of Planning Application Y/84/18/OUT by the Secretary of State.

45. The Chair also referred to the fact that Arun District Council does not currently have a 5-year housing supply under its agreed Local Plan. This is due to the non-agreement of Planning Applications in the Pagham area amounting to a shortage of around 400 units. This could possibly result in more speculative planning applications being received from Developers.

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

46. The Clerk referred to a planning application which had been received from West Sussex County Council and Committee Members are being asked to submit responses to the County Council by 7<sup>th</sup> June 2019:

<b>Application Number</b>	<i>WSCC/037/19</i>
<b>Location</b>	<i>T J Waste Burndell Road Yapton Arundel BN18 0HR</i>
<b>Proposal</b>	<i>Proposed Inert Waste Recycling Facility, with new building, hardstanding, car parking, boundary treatment and re-aligned access to the agricultural unit. Includes variation to approved site landscaping and use of internal spaces within the existing MRF.</i>
<b>Applicant</b>	<i>Mr J Gosling</i>
<b>Grid Reference</b>	<i>498671 102574</i>
<b>To be determined by</b>	<i>24 June 2019</i>

## PLANNING APPEALS

47. There are no planning appeals currently outstanding in the Parish:

## NEIGHBOURHOOD PLAN UPDATE

48. The Planning Committee received an update on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan to take into account the requirement for additional housing numbers and other matters now that the Arun Local Plan (ALP) has been agreed.

49. The Chairman referred to a note which had been received from the Council’s Consultants which set out a range of issues for the Steering Group to consider. A Draft Vision Note had been prepared by O’Neill Homer (OH) on behalf of the Yapton Neighbourhood Plan (NP) Steering Group (SG) in August 2018. It summarised the vision session held with the SG and included thoughts from OH on how the review of the made NP may proceed.

The note concluded that if a review of the NP was going to consider allocating any additional housing land (to meet the emerging Arun DC housing target of 80 homes) the community needed to consider the future relationship between the village and Ford/Climping. These neighbouring villages will grow significantly over the next decade following the strategic site allocations in the adopted Local Plan (LP) of 2018.

In discussions with the SG Chair since then, it seemed that the SG (and likely the wider community) may not have the appetite to pursue such an NP, especially as consented housing proposals in the meantime have meant that the village has already met the Arun DC housing target.

However, the Chair is aware that either not commencing a review of the NP, or making only relatively minor modifications to the NP, carries risks of the same kind that has led to many hundreds of homes being consented over and above those allocated in the made NP. This is because Arun DC will face challenges in consistently meeting its LP housing targets and its five year supply of housing land may be difficult to sustain. Established villages with relatively few environmental constraints (compared to other parts of the District), like Yapton, may therefore continue to be vulnerable to speculative development proposals in the coming years.

50. The purpose of the Consultant’s latest note is to present the SG with three options on how to proceed with the project, identifying the key advantages and disadvantages of each option so that it can make an informed decision as to which option to choose.

- 1) Do nothing;
- 2) Review to include up-to-date data which will carry weight for at least two years;
- 3) Minor updating.

51. The Chairman suggested that another meeting of the Yapton Neighbourhood Plan Steering group should be held as soon as possible, and the Clerk was asked to make arrangements for the meeting.

**DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 8TH JULY 2019**

**The Chairman closed the meeting at 8.40pm.**

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**Chairman**