

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

A meeting of the Planning Committee was held on the 8th March 2021 virtually through Microsoft Teams commencing at 7.00pm.

Present: Councillors Mrs Newman (Chair), Mr Ambler (audio only), Mr Dunkley and Mrs Worne.

Also present: Mr Gardiner (Clerk of the Council), Councillor Stephen Haymes, Mrs Philippa Greenan, County Councillor Mrs Jacky Pendleton and plus 3 members of the public.

APOLOGIES FOR ABSENCE

15. Apologies for absence were received from Councillor Graham Holden who had business commitments to attend to.

DECLARATIONS OF INTEREST

16. 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

17. There were no urgent matters raised.

PUBLIC QUESTION TIME

18. Some issues / questions were raised by those attending the meeting. Unfortunately during consideration of this item the Clerk was attempting to assist others in trying to access the virtual meeting. As this was taking longer expected, the Clerk suggested that the meeting be adjourned for a short while.
19. After a few minutes the Chairman restarted the meeting, but the Clerk had not been able to record any questions or responses given.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18TH JANUARY 2021

20. The Committee agreed the minutes of the meeting of the Planning Committee held on the 18th January 2021 and the Chairman was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

21. The Chairman went through the minutes it was pointed out that two applications had been refused as matters arising from the minutes.

CORRESPONDENCE

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

(a) New planning application service launched by Arun District Council

The Committee noted a new service regarding the notification of planning applications to residents as promoted by a press release dated 20th January 2021.

Arun District Council has launched a new service for Arun residents so they can be notified of planning applications directly into their inbox. The new Planning Application Finder service is available at <https://www1.arun.gov.uk/planning-application-finder> and enables residents to enter their search postcode to display a list of recent planning applications within a defined search radius. This facility also allows users to register to receive automatic notifications of new planning applications within the defined search area. By registering an email address, the recipient will receive an email when planning applications have been submitted near to them.

This facility will not replace the normal consultation arrangements and site notices for planning applications, but it will be a significantly enhanced notification service for anyone wishing to be kept up to date on planning applications close to an address.

(b) Aldingbourne Parish Council - Publicising a Plan Modification Proposal - Consultation 4th February 2021 until 1st April 2021 at 5pm

The Council noted receipt of an e-mail dated 3rd February 2021 from Donna Moles at Arun District Council advising that Aldingbourne Parish Council has submitted to Arun District Council Local Planning Authority Area (LPAA), their Plan Modification Proposal under Part 5 of the Neighbourhood Planning (General) Regulations 2012. The submission documents will be publicised at: [Aldingbourne Neighbourhood Development Plan 2 | Arun District Council](#). The Consultation runs from the 4th February 2021 until 1st April 2021 at 5pm. The Committee decided not to make any comments in response to the Consultation.

PLANNING APPLICATIONS

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

Schedule of Planning Applications received, comments submitted and applications decided between January and February 2021		
Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/146/20/RES	<p>Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.</p> <p>Land at Street Buildings North End Road Yapton</p> <p>Applicant: Redrow Homes Ltd</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 08/01/2021</p> <p>Comments due to ADC by 04/02/2021</p> <p>Comments Submitted: No Objection</p> <p>Current Status Undecided Decision due 18/03/2021</p>
BN/159/20/CL E	<p>Lawful development certificate for the existing use of 3 No mobile homes & outbuilding.</p> <p>Eric Wall Nursery Lake Lane Barnham</p> <p>Applicant: The Green House Sussex Ltd</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 15/01/2021</p> <p>Comments due to ADC by 11/02/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided Decision due 18/02/2021</p>
<p>Comments submitted on 15/02/2021</p> <p>YPC have fully considered the above application and support on the basis that the following condition are imposed:</p> <ul style="list-style-type: none"> Each unit is not occupied as a permanent residence. It must be occupied on a weekly basis with a void of 4 weeks during every 12 month period. 		

<ul style="list-style-type: none"> • Each unit must have sufficient parking provision for a one-bedroom unit. • Each unit must be conditioned for agricultural worker/seasonal work occupation only. 		
Y/151/20/PL	<p>Permanent siting of temporary seasonal horticultural worker accommodation (8 mobile homes & 3 retrospective mobile homes), hardstanding & service building. This site also lies within the parish of Barnham, is in CIL Zone 3 (Zero Rated) as other development.</p> <p>Pollards Nursery Lake Lane Barnham</p> <p>Applicant: The Green House Sussex Ltd</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 15/01/2021 Comments due to ADC by 11/02/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided Decision due 05/03/2021</p>
<p>Comments submitted on 15/02/2021</p> <p>YPC have fully considered the above application and whilst support the growth of employment opportunities within the area have concerns with the associated anti-social behaviour that can arise from seasonal worker accommodation.</p> <p>YPC support this application on the basis of the following conditions being imposed</p> <ul style="list-style-type: none"> • A full site management plan is provided relating to ensure reduced anti-social behaviour in terms of noise and light pollution. • Each unit is not occupied as a permanent residence. It must be occupied on a weekly basis with a void of 4 weeks during every 12-month period. • Each unit must have sufficient parking provision for a two-bedroom unit. • Each unit must be conditioned for agricultural worker/seasonal work occupation only. • The Utility Room to be for storage and welfare use only and not to be used as sleeping accommodation. 		
Y/152/20/RES	<p>Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No. dwellings with associated parking, road/footway/ cycleway provision, open space, landscaping, surface water attenuation & ancillary works.</p> <p>Land at Bilsham Road Yapton</p> <p>Applicant: Bilsham Road LLP c/o Nexus Planning</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 22/01/2021 Comments due to ADC by 18/02/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided</p>

		Decision due 15/04/2021
--	--	----------------------------

Comments submitted on 15/02/2021

PC SUPPORT with conditions

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 all 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.
- 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 lights as a cost saving but unfortunately lead to significantly higher light pollution and bleed. LED light specification must reflect a 'softer' light to reflect the rural nature of the village and not be standard white LED light to protect existing neighbouring households.
- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed informal pathway and other more formal PROW incorporates a fully DDA accessible footpath to ensure green connectivity throughout the village. YPC require a condition that will specify that any 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 also seeks to maintain informal connectivity linking both footpaths from and to Tack Lee and The Millers. This is to ensure that the new development does not create a physical barrier between the two housing areas and thus creating an unforeseen divide between established residents and the new area and its residents.
- As part of this connectivity YPC also seek the upgrade of relevant parts of FPs 156-1 and 156-2 to bridleway to cater for the future desired bridleway link from Yapton centre to Bilsham hamlet for all non-motorised users as per the revised YNP2.
- YPC have concerns relating to the multifunctional use of green/open space. Much of the green space is also designated as drainage ponds, a use not conducive with informal play

areas for young children. YPC would ask that these areas are examined more closely and a better solution found and provided.

<p>Y/2/21/L</p>	<p>Listed building consent for the removal & replacement of a rear door.</p> <p>The Twelfth Of Never Church Lane Yapton</p> <p>Applicant: Mr A. Barron</p> <p>Case Officer: Finlay Gardner</p>	<p>Received 29/01/2021</p> <p>Comments due to ADC by 25/02/2021</p> <p>Comments Submitted: No Objection</p> <p>Current Status Undecided Decision due 19/03/2021</p>
<p>Y/153/20/HH</p>	<p>Rear extension to cottage with associated works to form first floor over existing.</p> <p>Clyde Cottage Bilsham Road Yapton</p> <p>Applicant: Mr Lee Alan</p> <p>Case Officer: Zac Denton</p>	<p>Received 29/01/2021</p> <p>Comments due to ADC by 25/02/2021</p> <p>Comments Submitted: No Objection</p> <p>Current Status Undecided Decision due 19/03/2021</p>
<p>FP/248/20/PL</p>	<p>Revised details relevant to the sport pitch & changing facilities building (previously approved under Y/38/09/). This site also lies within the parish of Yapton & is in CIL Zone 4 (Zero Rated) as other development.</p> <p>Land North of Felpham</p> <p>Applicant: Barratt David Wilson Homes</p> <p>Case Officer: Michael Eastham</p>	<p>Received 05/02/2021</p> <p>Comments due to ADC by 04/03/2021</p> <p>Comments Submitted: Not yet due</p> <p>Current Status Undecided Decision due 30/03/2021</p>

Y/7/21/HH	<p>New vehicular access.</p> <p>14 East Bank</p> <p>North End Road</p> <p>Yapton</p> <p>Applicant: Mr Stephen Lynn</p> <p>Case Officer: Amber Willard</p>	<p>Received 05/02/2021</p> <p>Comments due to ADC by 04/03/2021</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 23/03/2021</p>
Y/19/21/PL	<p>Removal of planning condition 17 imposed under Y/62/18/OUT relating to no occupation of more than 16 dwellings prior to the proposed improvement works at the junction of the A27 and Yapton Lane have been completed and open to the public.</p> <p>Clays Farm</p> <p>North End Road</p> <p>Yapton</p> <p>Applicant: Aster Communities</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 19/02/2021</p> <p>Comments due to ADC by 18/03/2021</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 19/05/2021</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>Received 22/02/2021</p> <p>Comments due to ADC by 12/03/2021</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due ??</p>

	<p>Land at Ford Airfield Ford</p> <p>Applicant: Redrow Homes and Wates Developments</p> <p>Case Officer: Mr R. Cole</p>	
F/1/21/PL	<p>Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).</p> <p>This site also lies within the parish of Yapton, affects a Public Right of Way & is in CiL zone 3 (Zero Rated) as other development.</p> <p>Land to the North of The Towpath, South and East of Church Farm, Ford</p> <p>Applicant: Mrs A Gardner</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 26/02/2021</p> <p>Comments due to ADC by 25/03/2021</p> <p>Comments Submitted:</p> <p>Not yet due</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due 18/04/2021</p>

Prepared by ADG 26/02/2021

The Committee reviewed F/4/20/OUT which included the need for a new secondary school and F/1/21/PL and agreed to object as there was a disconnect from the Ford Masterplan, the made Ford Neighbourhood plan and the resultant loss of green space and highways issues.

UPDATE ON PLANNING APPLICATIONS

24. There were no matters raised.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

25. There were no applications to consider.

PLANNING APPEALS

26. There were no appeals to consider.

NEIGHBOURHOOD PLAN UPDATE

27. The Planning Committee received an update on the progress on the Reg. 14 consultation which commenced on the 22nd January 2021. The Clerk reported that he had received a number of responses mainly from individuals at this stage.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 10th MAY 2021 (Subsequently changed to the 4th May at the Parish Council meeting which followed).

The Chairman closed the meeting at 7.40pm.

_____ Chairman

DRAFT