

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

A meeting of the Planning Committee was held on the 8th November 2021 in the Main Hall of the Yapton and Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Mr Haymes, District Councillor Henry Jones and Mr Gardiner (Clerk of the Council), plus 3 members of the public.

APOLOGIES FOR ABSENCE

67. Councillors Ambler and Dunkley had sent apologies for their absence at this meeting.

DECLARATIONS OF INTEREST

68. 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 made.

URGENT MATTERS

69. There were no urgent matters raised.

PUBLIC QUESTION TIME

70. There were no issues / questions raised by those attending the meeting.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH SEPTEMBER 2021

71. The Committee agreed the minutes of the meeting of the Planning Committee held on the 11th September 2021 and the Chair was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

72. The Chair went through the minutes highlighting any matters arising:

(a) **Minute 61 (a) - Footpaths/Cyclepaths Yapton** – the minute referred to Councillor Andrews writing a letter to Sustrans, but he had arranged a meeting with the resident concerned and Mr Chris Sprules. They had had a successful

meeting and had decided to form themselves into a working group called “The Yapton Cycle and Paths Working Group”.

The Clerk suggested to the Committee that the Committee form a working group called “*The Yapton Cycle and Paths Working Group*” and that Councillor Andrews be a member of that working group and report back to the Committee on a regular basis. The Committee **agreed** to the suggestion.

- (b) Minute 61 (b) - Planning Applications WSCC_011_21 - Ford Circular Technology Park - Further information** – The Committee were informed that West Sussex County Council were likely to be considering this application at the December Planning Committee.

CORRESPONDENCE

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

(a) Town and Parish Council CIL Payment - October 2021

The Committee noted receipt of a letter dated 1st October informing the Council of the next instalment of CIL monies. The process for passing CIL money to town and parish councils is set out in the district council’s CIL Guidance for Town and Parish Councils, which can be found at: www.arun.gov.uk/cil.

The letter confirmed the amount of CIL that will be paid to Yapton Parish Council in this CIL period is £6,562.50. The letter also confirmed that the council must now commence monitoring of CIL income, in accordance with the CIL Regulations 2010 (as amended) and as explained in the council’s CIL Guidance for Town and Parish Councils. The Parish should be aware of the CIL spending, monitoring and reporting processes for town and parish councils because CIL payments are expected to increase over time.

The Committee was pleased to note that the payment of £6,562.50 had been received on the 15th October 2021 which has been allocated to the project for the replacement of the Play Area on the King George V Playing Field as agreed at the last meeting of the Parish Council.

(b) Arun District Council Infrastructure Investment Plan Final Consultation October 2021

The Parish Council noted the receipt of an e-mail dated 11th October 2021 from the Community Infrastructure Levy Officer at Arun District Council informing the Parish Council that Arun District Council is now formally consulting with infrastructure providers and Town/Parish Councils on the draft IIP from 11th October until Friday 19th November (six weeks). This consultation allows for any new/updated evidence including costs, funding and procurement details in support of project prioritisation and/or for any new infrastructure projects to be

identified so that they can be assessed and prioritised for inclusion, before the IIP is finalised.

The email contained attachments with the Consultation proforma and instructions; the IIP Shortlist; and the Baseline (long list for completion and/or update). The email with the attachments were forwarded to Parish Councillors on the 21st October 2021. The results will be collated and discussed by the joint Member/Officer Liaison group before being reported to Planning Policy Committee in January 2022.

The Planning Committee agreed:

- (a) Not to make any comments on the draft Arun District Council Infrastructure Investment Plan Final Consultation;
 - (b) Not to submit any new infrastructure projects identified so that they can be assessed and prioritised for inclusion in the draft plan by the 19th November 2021, before the IIP is finalised.
 - (c) To set up a working group consisting of up to 5 people, 2 parish councillors and 3 local residents to look at the local infrastructure plans and to report back to the Committee. The working Group would be called "*The Yapton Infrastructure Investment Plan Working Group*" and Councillors Mrs Vicky Newman and Councillor Mark Andrews offered to be the parish council representatives on the group.
- (c) **Agenda Items 7 (c) - Arun HELLA Update 2021 - Yapton and 7 (d) - Arun HELAA Update 2021 - New sites – Yapton** - were withdrawn as they were not due to be considered by the Committee at this stage.

PLANNING APPLICATIONS

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

Agenda Item 8 (a)				
Yapton Parish Council – Planning Committee – 8th November 2021				
Schedule of Planning Applications received, comments submitted and applications decided between September and October 2021				
Week No.	Date Received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
36	03/09/2021	Y/124/21/L	Listed building consent to remove old thatch and pitch-based membrane from existing roof structure, treat as necessary for woodworm. Cut and pitch new roof rafters alongside existing and install collar ties between	Received 03/09/2021 Comments due to ADC by 30/09/2021 Comments Submitted: Awaited

			<p>alternating rafter ties. Rethatch in Norfolk reed with straw block patterned ridge. Wood fibreboard and lime plaster finish to underside of new collar-ties to leave old ceiling joists exposed. Alter the roof to the single storey extension including the removal of existing roof covering and form a small parapet wall, install new rubberised roof covering. Refurbish dormers & side roof. Install heritage style rainwater goods. Remove existing rotten windows and replace with hardwood single glazed Georgian bar casement windows. Remove modern concrete & screed floor to ground floor and install under floor heating and a natural hydraulic lime, aggregate & screed fibre mix.</p> <p>Wayside Cottage Burndell Road Yapton</p> <p>Applicant: Miss M Parrish & Mr C Saunders</p> <p>Case Officer: Amber Willard</p>	<p>Current Status</p> <p>Approved Conditionally on 15/10/2021</p>
37	10/09/2021	Y/123/21/PL	<p>Variation of condition imposed under Y/82/20/RES relating to condition 1 - plans condition.</p> <p>Land to the south of Ford Lane and East of North End Road Yapton</p> <p>Applicant: Redrow Homes Ltd</p> <p>Case Officer: Michael Eastham</p>	<p>Received 10/09/2021</p> <p>Comments due to ADC by 07/10/2021</p> <p>Comments Submitted:</p> <p>See below</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due by Committee on 25/11/2021</p>

Comments submitted on Y/123/21/PL

YPC have considered the above application and would comment that whilst the amendments are minor, they do present an opportunity to distance the southernmost play area away from the proposed infiltration pond. YPC has consistently raised concerns with the proximity of the infiltration pond to the southern LEAP and potential risk associated with younger children and water. YPC would therefore request that the relocation of the LEAP from the south-eastern plot of open space to the south-western plot be considered. This would distance the LEAP from the infiltration pond removing a potential Health and Safety risk.

YPC also note that the landscaped bund has not been continued along the whole south boundary fronting the access road (land opposite plots 34/35/36). It should be recognised that YPC has over many years suffered from unauthorised vehicles accessing its open space to the detriment of the Parish and its residents. YPC would therefore recommend that this bund is continued to ensure a soft landscaped but effective green barrier between the road and open space. This will provide both a safe barrier to prevent children running onto the road as well as prevent unauthorised vehicular access. In line with this YPC would request that a condition is placed to ensure that the turning head has a strong a secure locking gate to prevent unauthorised vehicular access into the open park land.

38	17/09/2021	Y/127/21/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 (resubmission following Y/152/20/RES). this site is not CIL Liabale as in Yapton Strategic Site.</p> <p>Land at Bilsham Road Yapton</p> <p>Applicant: Bilsham Road LLP C/O Nexus Planning</p> <p>Case Officer: Mr D Easton</p>	<p>Received 17/09/2021</p> <p>Comments due to ADC by 14/10/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided</p> <p>Decision due on 10/12/2021</p>
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Comments submitted on Y/127/21/RES

YPC have fully considered this revised application and would conditionally support it subject to the following amendments being made:

YPC on all larger housing schemes have encouraged developers to ensure that all main access roads frontages are varied in landscaping and use of materials for housing as well as buildings' positioning fronting the roads. YPC require that the building line fronting the spine road is varied to reflect the historic elements of Yapton and to provide variety and a rural aesthetic opposed to the current urban feel. The current design fails to achieve this. YPC would ask that the spine road frontage reflects variety in its building line through positioning of buildings.

YPC note that the LEAP nearest Drove Lane is still located close to a water collection pool. YPC ask that this be relocated away from the collection pool and nearer the existing nursery facility for both safety reasons as well as a being more accessible to the nursery.

40	01/10/2021	Y/135/21/L	<p>Listed building consent to install an electric vehicle charging point in garage.</p> <p>Rose Cottage Church Road Yapton</p> <p>Applicant: Mr Paul Lightfoot</p>	<p>Received 01/10/2021</p> <p>Comments due to ADC by 28/10/2021</p> <p>Comments Submitted: None submitted</p> <p>Current Status Undecided</p> <p>Decision due on 18/11/2021</p>
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			Case Officer: Amber Willard	
		Y/141/21/PL	<p>Temporary Sales Cabin & associated landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Main Road/Church Road Conservation Area, affects a Public Right of Way & is in Strategic Site SD7 (Zero Rated) as other development.</p> <p>Land East of Drove Lane Yapton</p> <p>Applicant: Barratt David Wilson Southern</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 01/10/2021</p> <p>Comments due to ADC by 28/10/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided</p> <p>Decision due on 18/11/2021</p>
<p>YPC are pleased to see that the applicant has revised their advertisement application placing the sales cabin away from Yapton Road and the access to the nursery/scout hut.</p> <p>However, YPC remain of the view that the number of static banner flag posts on the entrance of Drove Lane with Main Road should be reduced to no more than 2 advertisement signs of any size. YPC believe that the signs are both a distraction to traffic as well as would constitute unnecessary excessive advertising signage for an area adjoining a conservation area and opposite a listed building.</p>				
		Y/142/21/A	<p>Various advertisements in various locations</p> <p>Land East of Drove Lane Yapton</p> <p>Applicant: Barratt David Wilson Southern</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 01/10/2021</p> <p>Comments due to ADC by 28/10/2021</p> <p>Comments Submitted: None submitted</p> <p>Current Status Undecided</p> <p>Decision due on 16/12/2021</p>
41	08/10/2021	Y/131/21/HH	<p>Single storey side and rear extension, addition of first floor with installation of 4 x dormers to detached garage to facilitate conversion to accommodation for elderly relative.</p> <p>Alphington House North End Road Yapton</p> <p>Applicant: Mr and Mrs Hasted</p>	<p>Received 08/10/2021</p> <p>Comments due to ADC by 04/11/2021</p> <p>Comments Submitted: Not yet due</p> <p>Current Status Undecided</p> <p>Decision due on 26/11/2021</p>

Updated by ADG 31/10/2021

UPDATE ON PLANNING APPLICATIONS

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

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

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

PLANNING APPEALS

77. The following appeal was notified since the date of the last meeting:

PiNS Reference: APP/C3810/W/21/3270126

Original Reference: Y/78/20/RES

Location: Land East of Drove Lane Yapton BN18 0EB.

Approval Of Reserved Matters Following Outline Consent Y/92/17/Out For 300 No. Dwellings Covering Landscape, Layout, Public Open Space, Drainage, Scale & External Appearance. This Application Affects the Setting Of Listed Buildings, Affects The Character & Appearance Of The Main Road/Church Road, Yapton Conservation Area & Affects A Right Of Way. This Site Falls Within Strategic Site SD7 (Zero Rated).

An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. The appeal will be determined on the basis of an informal hearing. All representations must be received by the 9th November 2021 and must quote the appeal reference.

NEIGHBOURHOOD PLAN UPDATE

78. The Planning Committee received an update on the work to identify what amendments were required to the various documents following the Reg.14 consultation to bring the Modification Proposals up to the standard required for them to be submitted to Arun District Council under Reg 15 of the procedure.

A number of amendments had been agreed to the documents and they had been updated and submitted to a meeting of the Yapton Neighbourhood Plan Steering Group. The Steering Group agreed the final documents could be submitted to a special meeting of the Parish Council for their agreement which was held on the 11th October to enable them to be submitted to Arun District Council under Regulation 15 of the Neighbourhood Planning legislation.

The Parish Council submitted the Yapton Neighbourhood Plan 2 documents to Arun District Council under Reg 15 of the Regulations on the 18th October 2021. Arun District Council is now holding a public consultation on the proposed modifications to the Yapton Neighbourhood Plan under Regulation 16 between the **4th November 2021 and 6th January 2022 at 5pm**. The consultation period has been extended to account for the Christmas holiday period.

Following closure of the consultation and receipt of any responses, the local planning authority (Arun District Council) is required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body (Yapton Parish Council).

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 17th January 2022 at 7pm.

The Chairman closed the meeting at 7.28pm.

Chairman

DRAFT