

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 18th January 2021 virtually through Microsoft Teams commencing at 7.00pm.

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

Also present: Mr Gardiner (Clerk of the Council), Councillor Stephen Haymes, Mrs Philippa Greenan, County Councillor Mrs Jacky Pendleton and plus 5 members of the public.

APOLOGIES FOR ABSENCE

1. There were no apologies for absence.

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. There were no interests declared for this meeting.

URGENT MATTERS

3. There were no urgent matters raised.

PUBLIC QUESTION TIME

4. The following issues / questions were raised by those attending the meeting:
 - (a) A local resident raised a query about whether there was any collation between the various developments which were currently being built or planning permissions being sought especially in terms of infrastructure. The Chairman stated that the Parish Council's views were sought on each application and would be assessed against the Yapton Neighbourhood Plan which is currently being reviewed. However, all applications are considered by the Planning Authorities on their own merit under the NPPF.
 - (b) The Chairman raised concerns which had been expressed by a local resident that a neighbour had constructed a building in the Conservation Area without the relevant planning permission. The Chairman had suggested that they should contact the neighbour.

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

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

MATTERS ARISING FROM THE MINUTES

6. The Chairman went through the minutes and the following were a summary of the matters arising:
 - (a) Application No: Y/98/20/PL – application refused;
 - (b) Application No: Y/97/20/PL – application refused;

CORRESPONDENCE

7. The Committee considered the following items of correspondence received since the date of the last meeting of the Committee:
 - (a) **Barnham and Eastergate Neighbourhood Plan Consultation** – the Committee noted receipt of an e-mail dated 23rd November from Barnham and Eastergate Parish Council informing the Parish Council of their intention to submit their revised Neighbourhood Plan to consultation under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation would run from 23rd November 2020 to 15th January 2021. The time period had been extended to take account of the Christmas period.

The full suite of documents could be accessed via the Parish website where interactive maps have been used to facilitate public engagement. These documents can be found at <https://barnhamandeastergate-pc.gov.uk/barnham-and-eastergate-parish-council/neighbourhood-plan-2019-to-2031/>

The Committee noted that this was a good document in response to the Consultation.

- (b) **Public Consultation on the Masterplan for Ford**

The Committee noted that the Ford Masterplan Consultation had been available to view and to comment on at <https://arun-consult.objective.co.uk/kse/event/35926>.

The consultation was in line with the Statement of Community Involvement (SCI) update. The Masterplan Document includes a vision for the site and outlines how the proposals aim to deliver a high quality and sustainable development. The Masterplan illustrates how the proposals have evolved over time through previous community engagement and highlights important factors that will need to be considered as part of future planning applications. The development site will deliver at least 1,500 dwellings before 2031 and associated infrastructure, including a new local centre with a primary school.

Public consultation on the Masterplan Document had been running from 9am on 14 December 2020 until 5pm on 14 January 2021.

The Planning Committee Chairman had received some feedback from members of the Committee and requested that comments be sent to her as soon as possible in order that a response can be prepared on behalf of the Committee. Major aspects of the response would concentrate on the continued separation of Ford and Yapton and the impact on Yapton of increased traffic flows.

PLANNING APPLICATIONS

7. 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 November and December 2020		
Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/108/20/HH	Demolish existing garage block and erect new garage, erect new garden room and erect new store. Woodlands Park House Woodlands Park Main Road Yapton Applicant: Mr S. Haymes Case Officer: Finlay Gardner	Received 06/11/2020 Comments due to ADC by 03/12/2020 Comments Submitted: No Objection Current Status Approved Conditionally on 17/12/2020
Y/120/20/PL	Variation of condition imposed under Y/34/17/HH relating to condition 3 - vary pre commencement of development to prior to first occupation of development. Forge Cottage Church Road Yapton Applicant Mr D. Macdonald Application Case Officer: Amy Myer	Received 06/11/2020 Comments due to ADC by 03/12/2020 Comments Submitted: No Objection Current Status Approved Conditionally on 22/12/2020

Schedule of Planning Applications received, comments submitted and applications decided between November and December 2020		
Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/127/20/PL	<p>Construction of new access to serve residential development. This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road Conservation Area & the site falls within Strategic Site SD7 (Zero Rated).</p> <p>Land at Main Road Yapton Case Officer: Mr S. Davis Applicant: Barratt David Wilson Homes</p>	<p>Received 13/11/2020 Comments due to ADC by 10/12/2020</p> <p>Comments Submitted: No Objection</p> <p>Current Status Undecided Decision due 13/01/2021</p>
Y/130/20/HH	<p>Installation of fences and gate. This application may affect the setting of a listed building.</p> <p>The Granary Hobbs Court Bilsham Road Yapton Case Officer: Amber Willard Applicant: Sue & Ian Kerr</p>	<p>Received 20/11/2020 Comments due to ADC by 17/12/2020</p> <p>Comments Submitted: No Objection</p> <p>Current Status Approved Conditionally on 06/01/2021</p>
Y/121/20/HH	<p>Installation of a dropped kerb</p> <p>14 East Bank North End Road Yapton Case Officer: Amber Willard Applicant: Mr Stephen Lynn</p>	<p>Received 20/11/2020 Comments due to ADC by 17/12/2020</p> <p>Comments Submitted: No Objection</p> <p>Current Status REFUSED ON 11/01/2021</p>

Schedule of Planning Applications received, comments submitted and applications decided between November and December 2020

Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
Y/129/20/HH	Installation of vehicular crossover 16 East Bank North End Road Yapton Case Officer: Amber Willard Applicant: Mrs P Cavozzi	Received 20/11/2020 Comments due to ADC by 17/12/2020 Comments Submitted: No Objection Current Status Approved Conditionally on 18/12/2020
Y/143/20/PO	Application to Modify Planning Obligation dated 30/8/17 linked to Y/1/17/OUT by removal of the 'Play Area' and 'Play Area Specification' sections of the interpretation section and deletion of Schedule1, clause 3 'Play Areas'. Bonhams Field Main Road Yapton Applicant: Seaward Properties Ltd Case Officer: Mr S. Davis	Received 18/12/2020 Comments due to ADC by 17/01/2021 Comments Submitted: See below Current Status Undecided Decision due 05/02/2021

YPC has considered this application to modify the wording of the above application and its section 106. YPC whilst recognising that the proposed play area is now to be an orchard, understood that this was on the basis that residents should be encouraged to use the existing facilities at King George's Playing Field in the centre of the village. This would ensure that the new residents integrate with the existing fabric of the village. YPC trust that the monies that would have been spent on a small satellite play area at Bonhams Field will be positively contributed towards the improvement and upgrade of the existing facilities at King Georges Playing Field, ensuring that the facilities are robust and adequate for the increase in use resulting from the increase in resident number.

YPC are therefore minded to object unless the following conditions are met:

1. The contribution forms part of the update to the S106 agreement.
2. The contribution will be paid before occupation of the first property.

3. The size of the contribution is no less than the full cost (including ground preparation, planting, fences, equipment, and so on) of the play area it is replacing.
4. The S106 explicitly allocates this contribution to Yapton Parish Council to spend positively on Yapton's King George V Playing Field and play areas.

	<p>Change of use of existing barn to proposed live work unit, erection of horse stables & sand school. This site is in CIL Zone 3 and is CIL Liable as dwelling.</p> <p>Plumb Pudding Barn Maggie's Meadow Hoe Lane Flansham</p> <p>Applicant: Mr P. Bennett Case Officer: Maria Tomalova</p>	<p>Received 18/12/2020 Comments due to ADC by 17/01/2021</p> <p>Comments Submitted: See below</p> <p>Current Status Undecided Decision due 08/02/2021</p>
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YPC has fully considered the above application and have strong reservations regarding the change of use from an agricultural barn to Equestrian complex with dwelling primarily due to the existing site being deficient in adequate motor vehicle access and having an inadequate drainage system for effluent.

The site is located in a very rural spot outside the BUAB and only accessed via a narrow un-made access road suitable only for agricultural vehicles. YPC therefore object to the change of use of agricultural barn to its proposed use and over-intensification of the site to an equestrian centre. YPC would seek reassurance that the access road is upgraded to a specification that will take private vehicles, HGV equestrian lorries as well as be suitable for the fire service before any development can take place at this location.

YPC also have concerns relating to the adequacy of the existing drainage system on the site where it is not connected to the mains. YPC would therefore seek that there is a long-term sustainable solution in place serving the building prior to it being considered for residential use. YPC also note that there are no toilet facilities provided for the equestrian centre and would expect such facilities to be provided for such a scheme.

YPC therefore request that this application be refused until its concerns relating to access and drainage are clarified and resolved.

UPDATE ON PLANNING APPLICATIONS

8. There were no further updates for the Committee to consider.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

9. There were no applications to consider.

PLANNING APPEALS

10. There were no appeals to consider.

NEIGHBOURHOOD PLAN UPDATE

11. The Committee received an update from the Chairman on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan. The Chairman commented that Julie Robinson and Elaine Cordingley had been the driving force to get the work completed to enable the Regulation 14 consultation to go ahead.

YAPTON NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION

12. The Chairman introduced the item and referred to the documents required to be available as part of the Regulation 14 consultation on the proposal to amend the “made” Yapton Neighbourhood Plan. These would include a Modification Proposal document, a Modification Statement, Bilsham and Flansham Area of Character documents, a Design Guide and a Consultation Statement. The Chairman stated that the consultation period, if agreed, would run for 8 weeks from the 22nd January 2021 to 19th March 2021.
13. The Consultation documents would be sent to Arun District Council, statutory consultees, other local consultees, and be available on the website and in paper format from the Clerk. The Consultation would be advertised on the Council’s website, Council Notice Board, in the January Yapton News, in local shops and on social media sites. Press releases would also be sent to the two local newspapers.
14. The Committee **resolved** to recommend to the Parish Council that it agrees to formally commence the Regulation 14 Consultation and submit the documents to consultation as set out in its Consultation Statement.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 8TH MARCH 2021

The Chairman closed the meeting at 7.32pm.

_____ Chairman