

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

**MINUTES**

A meeting of the Planning Committee was held on the 9<sup>th</sup> November 2020 virtually through Microsoft Teams commencing at 7.00pm.

Present: Mrs Newman (Chair), Mr Dunkley, and Mr Holden.

Also present: Mr Gardiner (Clerk of the Council), Councillor Stephen Haymes, Mrs Philippa Greenan and Councillor Doug Maw plus 2 members of the public. The following were in attendance for consideration of the Bonhams Field Planning Application: Mr Steve Culpitt, Managing Director, Seaward Homes, Ian Johnson, Luken Beck and Lisa Griffiths, Bee Consulting Ltd

**APOLOGIES FOR ABSENCE**

56. Apologies for absence were received from Parish Councillor Mrs Amanda Worne.

**DECLARATIONS OF INTEREST**

57. 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**

58. There were no urgent matters raised. However the Clerk raised the issue regarding collaboration with neighbouring parishes of Barnham and Eastergate particularly in relation to planning matters. Councillor Holden offered to contact them to find out what the parishes were hoping to achieve by collaborating together.

**PUBLIC QUESTION TIME**

59. The following issues / questions were raised by those attending the meeting:

(a) **Revised Planning Application at Bonhams Field** – a number of issues were raised by Ian Johnson of Luken Beck and Steve Culpitt from Seaward Homes around the revised planning application at Bonhams Field and the reasons for the proposed change to the planning application on this site, including the necessity to increase the number of proposed dwellings from 56 to 75.

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH SEPTEMBER 2020**

60. The Committee agreed the minutes of the meeting of the Planning Committee held on the 14<sup>th</sup> September 2020 and the Chairman was authorised to sign them as a correct record.

### **MATTERS ARISING FROM THE MINUTES**

61. The Chairman went through the minutes and the following were a summary of the matters arising:
- a. WSCC/0036/20 – Ford Incinerator site – application pending;
  - b. Y/70/20/OUT – likely to be refused;
  - c. Y/74/20/PL – nothing of concern on this application;
  - d. Y/72/20/RES – issue with a narrow footpath;
  - e. Y/82/20/RES – looked at building height and revised plans submitted;
  - f. Drove Lane Strategic Site – issues with play areas and drainage pools.

### **CORRESPONDENCE**

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

**(a) G&T DPD – 1st October until 5pm on 26th November 2020**

The Committee noted receipt of an e-mail dated 2<sup>nd</sup> October 2020 from Donna Moles, Senior Planning Officer at Arun District informing the Council of a Public Consultation on Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&T DPD) which opened on the 1st October and runs until 5pm on 26th November 2020.

The Committee was asked if it wished to make a response to this consultation with the details being available online on the Council's website: <https://www.arun.gov.uk/gypsies-and-travellers-planning-policy>.

The Committee was asked to submit any comments to the Chairman, with the issues of the nearby crematorium being raised immediately.

**(b) Felpham Parish Council - Publicising a Plan Modification Proposal - Consultation 23<sup>rd</sup> September to 18<sup>th</sup> November 2020 (by 5pm)**

The Committee noted receipt of an e-mail dated 22<sup>nd</sup> October 2020 from Donna Moles, Senior Planning Officer at Arun District informing the Council that Felpham 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 Committee was informed that it did not need to make a response to this consultation. The details are available online on the District Council's website: <https://www.arun.gov.uk/felpham-neighbourhood-development-plan-2> All comments are due to be received by **5pm on 18th November 2020**.

**(c) Town & Parish Council Community Infrastructure Levy (CIL) Payments October 2020**

The Committee noted receipt of an e-mail dated 9th October 2020 from Julie Grieves, Community Infrastructure Levy Officer at Arun District informing the Council that Arun District became a CIL Charging Authority in April 2020. The District Council had not received any CIL receipts between 1 April 2020 to 30 September 2020. Therefore, in this payment period, the Parish Council would not receive a CIL payment.

**(d) Highways England - A27 Arundel Bypass Preferred Route Announcement**

The Committee noted receipt of a letter from the Highways Agency dated 15<sup>th</sup> October 2020 informing the Council that Highways England had now selected the preferred route for the A27 Arundel Bypass scheme, and were making the announcement on 15 October 2020.

Highways England consulted the public on six possible options last year, between August and October. This was followed by a further review period earlier this year. After carefully considering all the feedback received from the further public consultation and further review period, Highways England can now confirm they have selected the Grey route (Option 5BV1) as the preferred route as the best long-term solution to alleviate the congestion at Arundel.

**PLANNING APPLICATIONS**

63. 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 – 9<sup>th</sup> November 2020</b>		
<b>Schedule of Planning Applications received, comments submitted and applications decided between September and October 2020</b>		
<b>Planning Application Reference</b>	<b>Planning Application, Location, Applicant, Case Officer</b>	<b>Comments submitted or Dates due for submission</b>

<p>Y/87/20/PL</p>	<p>Variation of Condition 1-plans condition imposed under Y/26/20/RES. This application also lies within the parish of Climping.</p> <p>Land at the Southern End of Cinders Lane Yapton</p> <p>Applicant: Crayfern Homes Limited Case Officer: Mr S. Davis</p>	<p>Received 11/09/2020 Comments due to ADC by 08/10/2020</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 08/12/2020</b></p>
<p>Y/85/20/HH</p>	<p>Rear single storey extension</p> <p>8 Mill View Road Yapton</p> <p>Applicant: Mr Dean Morris Case Officer: Amber Willard</p>	<p>Received 11/09/2020 Comments due to ADC by 08/10/2020</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Current Status</b> <b>Approved Conditionally on 12/10/2020</b></p>
<p>Y/88/20/HH</p>	<p>New window in existing external wall. This application affects the setting of a Listed Building.</p> <p>Hobbs Court, Dovecote Bilsham Road Yapton</p> <p>Applicant: Ms Julie Green Case Officer: Amber Willard</p>	<p>Received 18/09/2020 Comments due to ADC by 15/10/2020</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Current Status</b> <b>Approved Conditionally on 3/11/2020</b></p>

<p>Y/89/20/PL</p>	<p>Listed building consent for a new window in existing external wall.</p> <p>Hobbs Court, Dovecote Bilsham Road Yapton</p> <p>Applicant: Ms Julie Green</p> <p>Case Officer: Amber Willard</p>	<p>Received 18/09/2020</p> <p>Comments due to ADC by 15/10/2020</p> <p>Comments Submitted: <b>No Objection</b></p> <p><b>Current Status</b> <b>Approved Conditionally on 3/11/2020</b></p>
<p>Y/98/20/PL</p>	<p>Erection of 75 No. dwellings with associated parking, public open space &amp; the creation of a new vehicular access. This application affects the character &amp; appearance of the Main Road/Church Road Conservation Area &amp; affects the setting of listed buildings.</p> <p>Bonhams Field Main Road Yapton</p> <p>Applicant: Seeward Properties Ltd</p> <p>Case Officer: Simon Davis</p>	<p>Received 02/10/2020</p> <p>Comments due to ADC by 29/10/2020</p> <p>Comments Submitted: <b>See Attached</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 29/12/2020</b></p>
<p>Y/97/20/PL</p>	<p>2 No 3-Bedroom semi-detached, two storey dwellings, car parking, associated landscaping &amp; access to Main Road. This application is in CIL Zone 2 &amp; is CIL Liable.</p> <p>Kings Close Yapton</p> <p>Applicant: Prime Securities Limited</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 02/10/2020</p> <p>Comments due to ADC by 29/10/2020</p> <p>Comments Submitted: <b>Objection</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 16/11/2020</b></p>
<p>YPC Object - YPC whilst recognising that this proposal could be viewed as infill has concerns that it is in effect the loss of amenity space/garden of a large dwelling thus resulting in 'garden grab'. As a Parish, Yapton is strongly against the loss of garden to housing if it results in the under-provision of amenity space to the existing property.</p> <ul style="list-style-type: none"> <li>• YPC also consider the proposal to be over development for the plot size.</li> <li>• YPC questions whether sufficient parking has been adopted and have concerns relating to traffic movements into and out of the site into Kings Close.</li> </ul>		

Y/90/20/HH	<p>Erection of a trellis and 2 No. gates to boundary. This application may affect the setting of listed buildings.</p> <p>Sunflowers, Hobbs Court Bilsham Road Yapton</p> <p>Applicant: Miss Sasha Osborne Case Officer: Amber Willard</p>	<p>Received 16/10/2020 Comments due to ADC by 12/11/2020</p> <p>Comments Submitted: <b>Not yet due</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 01/12/2020</b></p>
Y/99/20/PL	<p>Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 &amp; 16 as set out in the application covering letter in order to allow for the proposed access works to be implemented separately to the rest of the planning permission.</p> <p>Bonhams Field Main Road Yapton</p> <p>Applicant: Seaward Properties Ltd Case Officer: Mr S. Davis</p>	<p>Received 16/10/2020 Comments due to ADC by 12/11/2020</p> <p>Comments Submitted: <b>Not yet due</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 01/01/2021</b></p>
Y/106/20/PL	<p>Construction of 3 dwellings as temporary sales area &amp; sales office including access, parking and landscaping. This application affects a Public Right of Way. Land to the south of Ford Lane</p> <p>/ East of North End Road Yapton</p> <p>Applicant: Redrow Homes Ltd Case Officer: Michael Eastham</p>	<p>Received 16/10/2020 Comments due to ADC by 12/11/2020</p> <p>Comments Submitted: <b>Not yet due</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 03/12/2020</b></p>

WA/75/20/PL	<p>New &amp; replacement glasshouses &amp; polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development.</p> <p>Fleurie Lake Lane (former Star Plants Nursery)</p> <p>Lake Lane</p> <p>Barnham</p> <p>Case Officer: Andrew Wood</p> <p>Applicant: Fleurie Nursery Ltd</p>	<p>Received 30/10/2020</p> <p>Comments due to ADC by 26/11/2020</p> <p>Comments Submitted: Not yet due</p> <p>Current Status Undecided</p> <p>Decision due 19/01/2021</p>
Y/107/20/A	<p>Various non-illuminated advertisements.</p> <p>Land to the south of Ford Lane / East of North End Road</p> <p>Yapton</p> <p>Applicant: Redrow Homes Ltd</p> <p>Case Officer: Amber Willard</p>	<p>Received 16/10/2020</p> <p>Comments due to ADC by 12/11/2020</p> <p>Comments Submitted: <b>Not yet due</b></p> <p><b>Current Status</b> <b>Undecided</b> <b>Decision due 01/12/2020</b></p>

Prepared by ADG 2<sup>nd</sup> November 2020

### UPDATE ON PLANNING APPLICATIONS

64. The Committee received an update from the meeting of the Yapton, Ford and Clymping Advisory Group Virtual Meeting held on the 20<sup>th</sup> October 2020 which considered an update on the Strategic Site application at Drove Lane.

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

65. There were no applications to consider.

## **PLANNING APPEALS**

### **66. Planning Application – Y/103/18/PL**

The Committee noted that the Planning Inspector had issued his decision on the 14<sup>th</sup> October 2020 that the appeal be allowed and planning permission be granted for single chapel crematorium with car parking, landscape works, surface water drainage features and associated highway improvements at 10 acre field north of Grevatts, Yapton in accordance with the terms of the application, Ref Y/103/18/PL, dated 21 December 2018, subject to conditions. An application for costs was also granted.

## **NEIGHBOURHOOD PLAN UPDATE**

67 The Planning Committee received an update on the progress being made in reviewing the “made” Neighbourhood Plan with a view to updating the Plan. A meeting of the Steering Group had been held on the 22<sup>nd</sup> October and significant progress was made in a number of areas required to complete the Modification Proposal and Modification Statement. Various tasks had been allocated to the members of the Steering Group and a further meeting was planned at the end of November 2020. It was hoped that the Reg. 14 consultation might commence in January 2021.

## **DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 18TH JANUARY 2021**

The Chairman closed the meeting at 7.45pm.

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Chairman