

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

A meeting of the Planning Committee was held on the 12th November 2018 at Yapton & Ford Village Hall commencing at 7.00pm.

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

Also present: Councillor Haymes, Mr Gardiner (Clerk of the Council) and 13 members of the public.

APOLOGIES FOR ABSENCE

62. Apologies for absence were received from Mr Gadd.

DECLARATIONS OF INTEREST

63. Members were reminded to make any declarations of personal and/or pecuniary interest that they may have in relation to items on the agenda. None were raised.

URGENT MATTERS

64. The Chairman, Mrs Vicky Newman raised an urgent matter concerning the possibility that an application for the provision of a Crematorium in the parish could be received in the coming weeks. Mrs Newman wished to declare a possible pecuniary interest, as her employer may be involved in its future operation. This would exclude her from all proceedings in considering this application, and she was looking for a member of the planning committee to lead on preparing the Parish Council's response to an application once received. Mr Kendall agreed to take on this role on behalf of the Planning Committee.

PUBLIC QUESTION TIME

65. The following questions / issues were raised by the Members of the Public present:

(a) Previous Planning Application for the provision of a Crematorium in the Parish – a local resident enquired of the Committee as to whether the impending receipt of a planning application for the provision of a Crematorium in the Parish was to be located in a similar location to the previous application. The Chairman responded that it was likely to be located in a similar location to the one previously withdrawn.

(b) Application from Yapton Free Church for support for grant assistance from Arun District Council CIL monies – The Minister from the Yapton Free Church queried the decision of the Planning Committee at its previous meeting not to support their application to allocate CIL monies towards the Free Church proposed extension at its Old Church Building site in Main Road. The Chairman explained that the basis of the refusal was on the grounds that the Parish would be seeking CIL / S106 monies to introduce new community based facilities in the parish.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10TH SEPTEMBER 2018

66. The Committee agreed the minutes of the meeting of the Planning Committee held on the 10th September 2018. The Chairman was authorised to sign the minutes as a correct record.

MATTERS ARISING FROM THE MINUTES

67. The Chairman went through the minutes and updated the Committee on various matters.
68. The Clerk reported that the application for the Ford Circular Tech Park - Planning Application WSCC O2718F – for which a no objection response had been submitted by 12th September 2018 - had been agreed recently by the West Sussex County Council with various conditions attached.

CORRESPONDENCE

69. The following items of correspondence were considered by the Committee:

(a) Decision Statement for Ford Neighbourhood Development Plan

The Committee noted receipt of an e-mail dated 20th September 2018 from Donna Moles at Arun District Council.

The e-mail informed the Parish Council that a decision had been made on the Ford Neighbourhood Development Plan which had been published on the ADC website on 20th September 2018. Following an Independent examination, Arun District Council confirmed formal acceptance by Ford Parish Council and Arun District Council of the recommendations outlined in the Ford Neighbourhood Plan Examination Report, in which the Examiner recommended that the Neighbourhood Plan should proceed to Referendum.

The Referendum had recently taking place with the Neighbourhood Plan being supported.

(b) Call for sites Gypsy and Traveller and Travelling Showpeople

The Committee noted an e-mail dated 20th September 2018 from Donna Moles at Arun District Council which stated that the Local Plan, which has been adopted by Arun District Council included Policy HSP5 Traveller and Travelling Showpeople accommodation which committed the District Council to produce a Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (DPD). This would identify land for permanent pitches to meet the need identified and the DPD would be informed by an updated Gypsy and Traveller Accommodation Assessment (GTAA), which takes into account the new planning definition for Travellers.

The District Council is looking for proposals for future Gypsy and Traveller and Travelling Showpeople sites to be developed in the District, which the District Council can assess in preparation for the next stage of the Gypsy and Traveller DPD. It was suggested that the Parish Council may wish to consider this matter as part of its review of the Neighbourhood Development Plan.

In addition to the Call for Sites, Arun District Council has asked the Parish Council to consider if there is any land which could be put forward as potential land for a Gypsy and Traveller or Travelling Showpeople site, particularly if the Parish Council is planning to develop any land within the next 5 years or in the longer term (6-10, 11-15 or 16+ years from April 2018).

Resolved: The Committee noted that there were no sites in the Parish area which the Parish Council is considering which would be suitable for allocation in this plan.

PLANNING APPLICATIONS

70. (i) The Planning Committee had before them and considered the following planning applications;

Yapton Parish Council – Planning Committee – 12 th November 2018			
Schedule of Planning Applications received and Comments submitted September and October 2018			
Planning Application Reference	Location, Applicant, Case Officer	Planning Application	Comments submitted or Dates due for submission
Y/69/18/HH	8 East Bank North End Road Yapton Applicant: Mr P Stubbs Case Officer: Mr K. Roberts	Driveway to front of property & new vehicular access	Received 30/09/18 Comments due to ADC by 25/10/18 Comments Submitted on 25/10/18 No Objection Status @ 12/11/18 UNDECIDED – Decision due by 15/11/18
Y/74/18/HH	Hobbs Farm House Bilsham Road Yapton Applicant: Mr & Mrs R Head Case Officer: Richard Castro-Parker	Conversion of existing outbuilding to ancillary accommodation to main dwelling.	Received 19/10/18 Comments due to ADC by 15/11/18 Comments Submitted: Not yet due Status @ 12/11/18 UNDECIDED – Decision due by 12/11/18
Y/75/18/L	Hobbs Farm House Bilsham Road Yapton Applicant: Mr & Mrs R Head Case Officer: Richard Castro-Parker	Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling.	Received 19/10/18 Comments due to ADC by 15/11/18 Comments Submitted: Not yet due Status @ 12/11/18 UNDECIDED – Decision due by 29/11/18
Y/84/18/HH	27 Fairholme Drive Yapton Applicant: Mr Barzotelli Case Officer: Amber Willard	Replace front door with new door with level threshold and form ramp to access the door	Received 02/11/18 Comments due to ADC by 29/11/18 Comments Submitted: Not yet due

			Status @ 12/11/18 UNDECIDED – Decision due by 20/12/18
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(ii) The Planning Committee received updates on the following applications:

- (a) **Land at Stakers Farm, North End Road - 70 dwellings - (Y/44/17/OUT)** - Arun District Council Planners have requested that YPC see this site as potentially becoming part of its updated YNP2. If YPC withdraw its current objection and state that in light of the adopted ALP and the need to find additional housing land in Yapton for up to 90 units, the Parish can regard this application as being a site that could form part of the updated YNP2, and count towards the additional 90 required leaving only a further 20 new homes to be found, a far more palatable number bearing in mind what the Parish has had to absorb in terms of recent speculative applications.

Resolved: The Planning Committee agreed to write to Arun District Council withdrawing its objection to the application when the Development Control Committee meets on the 14th November 2018. This withdrawal being conditional upon the allocation of land being made to enable the expansion of the Primary School and the transfer taking place to West Sussex County within 6 months of the Planning Permission being agreed. The Committee were also concerned that the Planning Permission include conditions which would help alleviate traffic management issues around the Primary School in the North End Road/Church Lane area.

- (b) **Land at Orchard Business Park, North End Road, Yapton - 10 dwellings (Y/49/18/PL)** - The Planning Committee received an update on the above site which could also form part of the target of 90 additional homes if the Parish Council agrees to withdraw its objection to loss of employment land and it not being inside the Built Up Area Boundary. Arun District Council has recently stated that this area is not employment land and could be used for housing. This would only require a further 10 units to be found to meet the additional housing target for the parish.

Resolved: The Planning Committee agreed to withdraw its objection to this planning application as there would not now be an apparent loss of employment land, with this application for 10 homes on the land at Orchard Business Park, North End Road being counted towards the Yapton housing target.

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

71. There were no Planning Applications for the Committee to consider which had been received from other planning authorities:

PLANNING APPEALS

72. There are no planning appeals currently outstanding in the Parish.

NEIGHBOURHOOD PLAN UPDATE

73. 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. With the local plan now agreed, Yapton Parish Council has been allocated a potential additional 90 new homes to be found in the parish to meet 1,250 home deficit across the Arun District area as shown in the adopted ALP. These would either be found through the updated YNP or via Arun District Council's (ADC) DPD process. This is over and above all the sites that have been granted planning over the last few years (450 homes) and the Strategic Housing Site SD7 (circa 550 homes).
74. The Chairman reported on a meeting of the Yapton Neighbourhood Plan Steering group which had met on the 8th October to consider various aspects of the plan which need updating and to allocate key areas of the work to Steering Group Members. It was noted that any new or updated Neighbourhood Plan would be more extensive and include many new areas which would follow the framework of the Arun District Council Local Plan. The next meeting of the Steering Group was due to be held on the 14th November 2018.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE - 14TH JANUARY 2019

The Chairman closed the meeting at 7.36pm.

Chairman