

YAPTON PARISH COUNCIL

PLANNING COMMITTEE

A meeting of the Planning Committee was held on the 17th January 2022 in the Main Hall of the Yapton and Ford Village Hall commencing at 7.30pm.

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

Also present: Councillors Mr Haymes, Mrs Philippa Greenan, Mr O'Dell and Mr Gardiner (Clerk of the Council), plus 4 members of the public.

APOLOGIES FOR ABSENCE

1. Councillor Ambler was not present at this meeting.

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. None were made.

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 query was raised regarding the planning approval on the Steddles site as the roof slates were being removed. It was explained that the Reserved Matters application had not been approved but these works would have been authorised under the outline permission;
 - (b) Concerns were expressed about a 4-hour power cut in early January 2022 and whether this was anything to do with the new developments. It was explained that temporary fixes were being made to existing transformers on the existing network, but upgrades were being planned by developers of the new housing.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8TH NOVEMBER 2021

5. The Committee agreed the minutes of the meeting of the Planning Committee held on the 8th November 2021 and the Chair was authorised to sign them as a correct record.

MATTERS ARISING FROM THE MINUTES

6. The Chair went through the minutes highlighting any matters arising.

CORRESPONDENCE

7. The Committee noted that there were no items of correspondence received since the date of the last meeting of the Committee.

PLANNING APPLICATIONS

8. 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 – 17th January 2022				
Schedule of Planning Applications received, comments submitted and applications decided between November and December 2022, and 7 th January 2022				
Week No.	Date Received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
46	12/11/2021	Y/158/21/PL	<p>Demolition of existing dwelling and outbuildings and construction of 11 No dwellings (net increase 10 units) with access, landscaping and associated works (alternative to approved Y/121/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwellings & is a Departure from the Development Plan.</p> <p>The Steddles North End Road Yapton</p> <p>Applicant: Smith Simmons & Partners</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 12/11/2021</p> <p>Comments due to ADC by 09/12/2021</p> <p>Comments Submitted:</p> <p>See below</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due at Committee on 02/02/2022</p>

Comments submitted on

YPC have fully considered this application and continue to have strong reservations regarding the demolition of the existing dwelling and construction of 11 units on this plot.

Whilst YPC recognise that the above site now has conditional planning for a smaller residential scheme, YPC continue to have concerns relating to highways, lack of safe pedestrian access in and around the scheme and the over development of the plot.

Highways. YPC are concerned the impact of another intensified vehicular access point will have on North End Road. The current access point accommodates traffic for one dwelling, having little impact, whereas 11 dwellings adjacent to 3 new residential schemes accessing onto North End Road will merely exacerbate the continued congestion along this section of North End Road. Especially being within close proximity to the Primary School and its ongoing problems around the school day. YPC would urge that the development contribute towards improved safety along this section of road in terms of encouraging traffic to slow and providing a safe pedestrian access across and along North End Road for children walking to school. YPC would also urge the developer to work with the Primary School to financially help any safety measures that encourage children to walk to school.

Car Parking. YPC note that the developer has tried to address concerns relating to inadequate visitor parking within the proposed scheme. YPC would continue to insist that any garage/car port has a condition placed on it to prevent it being converted into ancillary residential or home office space unless the applicant can provide adequate alternate parking provision within the scheme. This will ensure that at no time will the proposal fall short of its intended parking requirement.

Pavements. YPC note that there is no safe walkway within the scheme to negotiate pedestrians/buggies or wheelchairs from the access point at North End Road safely into the scheme. YPC insist that a safe off-road pavement is incorporated within the scheme to enable pedestrians' safe off-road access to the new dwellings.

Density. YPC was strongly against 10 residential units sited within this location and therefore believe a further dwelling would be totally inappropriate for this scheme and location.

Boundary treatment. YPC welcome the proposed retention of the existing flint wall fronting North End Road and would seek that this heritage feature is continued along the whole North End Road boundary.

YPC on consideration of this proposal and whilst accepting that the principle of residential development has been accepted on this plot continue to object strongly to this application on grounds of Highways, lack of internal walkways and over development.

Should the scheme be granted planning YPC expect conditions to be put in place restricting use of the garages/car ports. Contribution towards road safety for the primary school along North End Road and other safety schemes and a need to build an appropriate heritage flint wall fronting the whole of the site's boundary on North End Road.

YPC would also insist that any Development Management Plan ensures that at no time can contractors/site staff or other bodies working on the site park on North End Road. All deliveries to the site must also be outside of the Primary School's drop off and pick up hours to help alleviate congestion along North End Road during these peak times.

		Y/150/21/HH	Detached single storey home office/garden building in rear garden. 15 Kings Close Yapton Applicant: Mr Alex Bradley	Received 12/11/2021 Comments due to ADC by 09/12/2021 Comments Submitted: No Objection Current Status Approved Conditionally on 20/12/2021
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			Case Officer: Richard Sherman	
		Y/151/21/HH	Erection of single storey rear extension and installation of 1 x front dormer over existing garage. 47 Goodhew Close Burndell Yapton Applicant: Ms Louise Howcroft Case Officer: Amber Willard	Received 12/11/2021 Comments due to ADC by 09/12/2021 Comments Submitted: No Objection Current Status Approved Conditionally on 17/12/2021
47	19/11/2021	Y/155/21/L	Listed building consent for conversion of existing outbuilding to ancillary accommodation to main dwelling. Hobbs Farm House Bilsham Road Yapton Applicant: Mr & Mrs R Head Case Officer: Amber Willard	Received 19/11/2021 Comments due to ADC by 16/12/2021 Comments Submitted: None submitted Current Status Approved Conditionally on 05/01/2022
		Y/154/21/HH	Conversion of existing outbuilding to ancillary accommodation to main dwelling. (This application may affect the setting of a listed building). Hobbs Farm House Bilsham Road Yapton Applicant: Mr & Mrs R Head Case Officer: Amber Willard	Received 19/11/2021 Comments due to ADC by 16/12/2021 Comments Submitted: None submitted Current Status Approved Conditionally on 05/01/2022
		Y/162/21/T	Crown reduction of 1 No. Oak tree by 2m to leave height 13m and spread 11m. Little Oaks Bilsham Road Yapton Applicant: Mrs M Brookes-White	Received 19/11/2021 Comments due to ADC by 16/12/2021 Comments Submitted: None submitted No Objection Current Status Approved Conditionally

			Case Officer: Hannah Kersley	on 21/12/2021
48	26/11/2021	Y/134/21/HH	<p>Single storey, part two storey rear extension.</p> <p>3 Cherry Avenue Yapton</p> <p>Applicant: Mr Michael Hazelgrove</p> <p>Case Officer: Amber Willard</p>	<p>Received 26/11/2021</p> <p>Comments due to ADC by 23/12/2021</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status</p> <p>Approved Conditionally</p> <p>on 06/01/2022</p>
50	10/12/2021	Y/166/21/A	<p>Land at Street Buildings, North End Road, Yapton</p> <p>2 No stack signs to form 1 No non illuminated V board sign</p> <p>Applicant: Redrow Homes Ltd</p> <p>Case Officer: Amber Willard</p>	<p>Received 10/12/2021</p> <p>Comments due to ADC by 09/01/2022</p> <p>Comments Submitted:</p> <p>No Objection</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due on 24/01/2022</p>
52	24/12/2021	Y/177/21/PL	<p>Variation of condition following grant of Y/63/19/RES relating to Condition 1 - approved plans (the siting of an electricity sub-station and relocation of two car parking spaces). This application may affect the character & appearance of the Yapton (Main Rd) Conservation Area and may affect the setting of Listed Buildings.</p> <p>Bonhams Field Main Road Yapton</p> <p>Applicant: Seaward Properties Ltd</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 24/12/2021</p> <p>Comments due to ADC by 21/01/2022</p> <p>Comments Submitted:</p> <p>Not yet submitted</p> <p>Current Status</p> <p>Undecided</p> <p>Decision due on 17/03/2022</p>
		Y/176/21/PL	<p>Variation of condition following grant of Y/63/19/RES relating to Condition 1 - approved plans (replacement of a proposed brick wall with Iron Parkland</p>	<p>Received 24/12/2021</p> <p>Comments due to ADC by 21/01/2022</p>

			<p>boundary railings to match the existing railings along the site boundary). This application may affect the character & appearance of the Yapton (Main Rd) Conservation Area & may affect the setting of Listed Buildings.</p> <p>Bonhams Field Main Road Yapton</p> <p>Applicant: Seaward Properties Ltd</p> <p>Case Officer: Mr S. Davis</p>	<p>Comments Submitted: Not yet submitted</p> <p>Current Status Undecided</p> <p>Decision due on 17/03/2022</p>
		Y/180/21/PL	<p>Variation of condition following grant of Y/141/21/PL relating to Condition 2 - approved plans. This application may affect the setting of Listed Buildings and may affect the character and appearance of the Main Rd/Church Rd Conservation area and affects a Public Right of Way.</p> <p>Land East of Drove Lane Yapton</p> <p>Applicant: Barratt David Wilson Southern Counties</p> <p>Case Officer: Mr S. Davis</p>	<p>Received 24/12/2021</p> <p>Comments due to ADC by 21/01/2022</p> <p>Comments Submitted: Not yet submitted</p> <p>Current Status Undecided</p> <p>Decision due on 15/02/2022</p>
01	07/01/2022	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 Liable as in Yapton Strategic Site.</p> <p>Land at Bilsham Road Yapton</p>	<p>Received 07/01/2022</p> <p>Comments due to ADC by 03/02/2022</p> <p>Comments Submitted: Not yet submitted</p> <p>Current Status Undecided</p> <p>Decision due on t.b.a.</p>

			Applicant: Bilsham Road LLP Case Officer: Mr D. Easton	
		Y/179/21/HH	Demolition of existing garage and attached carport with store. To be replaced with a new build double garage with first floor storage. Tyrolean Lodge Main Road Yapton Applicant: Mr John Routledge Case Officer: Amber Willard	Received 07/01/2022 Comments due to ADC by 03/02/2022 Comments Submitted: Not yet submitted Current Status Undecided Decision due on 16/02/2022

Updated by ADG 07/01/2022

UPDATE ON PLANNING APPLICATIONS

The Committee discussed various issues arising on the following applications which will be taken into account in submitting its responses:

Y/177/21/PL

Y/176/21/PL (a more appropriate wall had been proposed)

Y/180/21/PL

Y/127/21/RES (little change here, Chairman met applicant before Christmas!)

Y/179/21/HH

DETAILS OF ANY PLANNING APPLICATIONS MADE BY OTHER PLANNING AUTHORITIES

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

YAPTON, FORDS AND CLYMPING PLANNING ADVISORY GROUP

10. A meeting of the above group had taken place on the 11th January 2022 at which various updates on local schemes had been discussed. It was noted that a revised planning application was due to be submitted by Seaward Properties Limited which proposed to increase the number of dwellings on the Bonhams Field site off Main Road, Yapton by 21 to 75.

PLANNING APPEALS

11. There were no appeals to discuss.

NEIGHBOURHOOD PLAN UPDATE

12. The Planning Committee received an update on the current state of play with the Yapton Neighbourhood Plan amendment process.

The Parish Council had 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 held 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 had been extended to account for the Christmas holiday period.

Following closure of the consultation and the receipt of 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).

The Chairman referred to a letter which had been sent by the Agents of Landlink Limited complaining that certain aspects of the Regulation 16 consultation had not been complied with. Consequently, this complaint had delayed the submission of the modified plan to the Independent Examiner for their consideration and report.

THE YAPTON CYCLE AND PATHS WORKING GROUP

13. The Committee received an update from Councillor Mark Andrews on the meetings of the group and any actions being taken forward.

DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 14th March 2022 at 7pm.

The Chairman closed the meeting at 8.12pm.

_____ Chairman