

**YAPTON PARISH COUNCIL**

**PLANNING COMMITTEE**

A meeting of the Planning Committee was held on the 13<sup>th</sup> September 2021 in the Main Hall of the Yapton and Ford Village Hall commencing at 7.00pm.

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

Also present: Councillors Mr Haymes, Mrs Greenan, and Mr O'Dell, County Councillor Mrs Pendleton and Mr Gardiner (Clerk of the Council), plus 6 members of the public.

**APOLOGIES FOR ABSENCE**

55. There were no apologies for absence tendered for this meeting.

**DECLARATIONS OF INTEREST**

56. 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**

57. There were no urgent matters raised.

**PUBLIC QUESTION TIME**

58. Some issues / questions were raised by those attending the meeting:

- (a) A resident raised concerns about the poor state of the verges on North End Road created by the parking and usage by vehicles associated with the new housing developments. The Chairman stated that the Clerk had written to the developers of the sites in question, who had replied citing various reasons for the issue but also indicating that there was a crossover of users from the various sites causing the damage. It was stated that bollards could not be installed to remedy the situation.
- (b) Another resident raised concerns concerning the working hours being kept on the various housing sites in North End Road area. The Chairman remarked that these would be set out in the Development Management Plan and any divergence should be reported to the local planning authority.

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12<sup>TH</sup> JULY 2021

59. The Committee agreed the minutes of the meeting of the Planning Committee held on the 12<sup>th</sup> July 2021 and the Chair was authorised to sign them as a correct record.

### MATTERS ARISING FROM THE MINUTES

60. The Chair went through the minutes highlighting any matters arising and pointed out that the following two applications had been decided upon and refused:
- (i) Y/57/21/PL – Demolition of existing dwelling and outbuildings and erection of 5 dwellings etc – Sunnymead, North End Road, Yapton
  - (ii) Y/71/21/OUT – Outline application for up to 73 new dwellings etc - Land at Little Meadow and East of Bilsham Road, Yapton

### CORRESPONDENCE

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

**(a) Footpaths/Cyclepaths Yapton**

The Planning Committee noted an e-mail dated 28<sup>th</sup> July 2021 from Mr Peter Hallam: "I would like to start a campaign to improve pedestrian and cycle access to and from the village. I'm getting quite fed up seeing endless proposals locally but being unable to take advantage because of the poor communications from the village.

We really need some kind of safe pedestrian and cycle access to give us joined up connectivity to the A259. Ideally to both Comet corner and the Oystercatcher, but certainly one of the two options. Both roads are very dangerous for both cyclists and pedestrians and there are lots of people in the village that would welcome access to the greater footpath/cycle network but also just to the Oystercatcher.

It would appear that a lot of money is being spent locally but due to the geography of the village we won't be able to directly benefit. Do the residents of Arundel need direct access to two rail stations when we can't even safely get as far as the main road. The road through the village seems to get busier on a daily basis and if we are going to continue to have rampant development in Yaptropolis then perhaps we should at the very least have a safe place to walk and cycle."

Mr Hallam forwarded some previous communication with County Councillor Jacky Pendleton.

**Resolved:** The Planning Committee agreed that Councillor Mark Andrews draft a reply with a copy to be sent to the local Sustrans organisation,

**(b) Planning Applications WSCC\_011\_21 - Ford Circular Technology Park - Further information**

The Planning Committee noted receipt of an e-mail dated 4<sup>th</sup> August 2021 from Mr James Neave of West Sussex County Planning stating that: "Following the submission of the above planning application which is accompanied by an Environmental Statment, notice is hereby given that further information and other general clarifications on a range of matters have been submitted to West Sussex County Council under the above provisions including in respect of; Hard and Soft Landscaping, Odour, Dust, Noise/Vibration, Highways, Landscape and Visual Impacts, Heritage Impacts, Drainage, and Air Quality & Emissions.

All previously submitted comments will continue to be taken into account and do not need to be re-submitted, however, you are invited to make additional comments on the further information. Please do so by 5 September 2021. Your comments should include your name, address, email address and the application number.

The application details can be viewed on our website: <https://westsussex.planning-register.co.uk/planning/display/WSCC/011/21> "

**Resolved: The Planning Committee agreed that a further response should be sent to West Sussex County Council and the Chairman agreed to draft a response. The following was prepared by the Chairman and submitted after the meeting.**

Yapton Parish Council note the supplemental documents submitted by the applicant, Viridor. YPC is deeply concerned by both the tone and lack of genuine community engagement regarding community concerns expressed relating to their proposal.

YPC remain strongly opposed to this application especially with regard to the visual impact the main building will have on the long views from the village, notably the Church Lane Conservation Area and its setting. The proposal is clearly incongruous with its setting, landscape and nearby heritage assets, incompatible with the proposed 1,500 new homes on adjoining land, exceeds West Sussex's own waste capacity need for Ford and firmly ignores the overarching Community need and social benefit for housing growth.

YPC note that much weight is being placed on the potential electricity generated from this proposed incinerator. Whilst YPC supports green technologies, YPC would question the suitability and accessibility of power generated from this location where it is devoid of all key infrastructure. Should this application progress such infrastructure must be in place prior to both the build and operation of the main buildings and access road.

This application should be refused."

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## PLANNING APPLICATIONS

62. 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 – 13th September 2021				
Schedule of Planning Applications received, comments submitted and applications decided between July and August 2021				
Week No.	Date Received	Planning Application Reference	Planning Application, Location, Applicant, Case Officer	Comments submitted or Dates due for submission
27	02/07/2021	Y/84/21/HH	<p>Installation of 1.8m timber fence and gate and infill of existing dummy door and panelling under window</p> <p>5 Hobbs Court, The Potting Barn Bilsham Road Yapton</p> <p>Applicant: Mrs Dilys Lownsbrough</p> <p>Case Officer: Jasmine Kaur Singh</p>	<p>Received 02/07/2021</p> <p>Comments due to ADC by 29/07/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Approved Conditionally on 27/08/21</b></p>
29	16/07/21	Y/86/21/PL	<p>Variation of condition imposed under Y/18/20/PL relating to Condition No 4 - pre-commencement site meeting with Tree Officer.</p> <p>Land East of North End Road and West of Church Lane Nursery, Yapton</p> <p>Applicant: Merlin Homes (Southern) Ltd</p> <p>Case Officer: Amy Myer</p>	<p>Received 02/07/2021</p> <p>Comments due to ADC by 29/07/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Approved Conditionally on 20/08/2021</b></p>
30	23/07/21	Y/84/21/HH RE-ADVERTISED	<p>Installation of 1.8m timber fence and gate and infill of existing dummy door and panelling under window.</p> <p>This application may affect the setting of listed buildings.</p>	<p>Received 23/07/2021</p> <p>Comments due to ADC by 19/08/2021</p> <p>Comments Submitted:</p>

		amended description	<p>5 Hobbs Court, The Potting Barn Bilsham Road Yapton</p> <p>Applicant: Mrs Dilys Lownsborough</p> <p>Case Officer: Mr S Davis</p>	<p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Approved Conditionally</b> <b>on 27/08/21</b></p>
		Y/102/21/PL	<p>Variation of condition 7 imposed under Y/44/17/OUT relating to rewording condition to state 'prior to occupation'.</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Dandara Southern Limited</p> <p>Case Officer: Mrs A Gardner</p>	<p>Received 23/07/2021</p> <p>Comments due to ADC by 19/08/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on</b> <b>14/10/2021</b></p>
31	30/07/2021	Y/106/21/PL	<p>Variation of condition 1 imposed under Y/72/20/RES relating to amended plans. This application affects the character &amp; appearance of the Main Road/Church Road Yapton Conservation Area &amp; affects the setting of Listed Buildings.</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Dandara Southern Limited</p> <p>Case Officer: Mr Simon Davis</p>	<p>Received 30/07/2021</p> <p>Comments due to ADC by 26/08/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on</b> <b>19/10/2021</b></p>
		Y/107/21/PL	<p>Vary planning condition 2 imposed under /105/19/PL relating to approved plans. This application may affect the character and appearance of Main Road/Church Road Conservation Area.</p>	<p>Received 30/07/2021</p> <p>Comments due to ADC by 26/08/2021</p> <p>Comments Submitted:</p> <p><b>No Objection</b></p> <p><b>Current Status</b></p>

			<p>Stakers Farm North End Road Yapton</p> <p>Applicant: Dandara Southern Limited</p> <p>Case Officer: Maria Tomalova</p>	<p><b>Undecided</b></p> <p><b>Decision due on 20/09/2021</b></p>
32	06/08/2021	Y/108/21/L	<p>Listed building consent for conversion of &amp; alterations to existing barns to create 3 No. dwellings, erection of car barns &amp; stores, new garage to serve existing dwelling, a replacement pump house, demolition of barn, associated landscaping &amp; parking. (amendment to Y/106/19/L).</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Granite Gate Ltd</p> <p>Case Officer: Maria Tomalova</p>	<p>Received 06/08/2021</p> <p>Comments due to ADC by 03/09/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 28/09/2021</b></p>
33	13/08/21	Y/109/21/H	<p>Upgrading of existing access with new turning area and addition of a garage (This application may affect the Character and Appearance of the Main Road Yapton Conservation Area) (This application may affect the setting of a Listed Building)</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Granite Gate Ltd</p> <p>Case Officer: Amber Willard</p>	<p>Received 13/08/2021</p> <p>Comments due to ADC by 10/09/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 28/09/2021</b></p>
		Y/110/21/L	<p>Listed building consent to upgrade the existing access with new turning area and addition of a garage (This application may affect the Character and Appearance of</p>	<p>Received 13/08/2021</p> <p>Comments due to ADC by 10/09/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p>

			<p>the Main Road Yapton Conservation Area)</p> <p>Stakers Farm North End Road Yapton</p> <p>Applicant: Granite Gate Ltd</p> <p>Case Officer: Amber Willard</p>	<p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 28/09/2021</b></p>
36	03/09/2021	Y/124/21/L	<p>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 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 &amp; side roof. Install heritage style rainwater goods. Remove existing rotten windows and replace with hardwood single glazed Georgian bar casement windows. Remove modern concrete &amp; screed floor to ground floor and install under floor heating and a natural hydraulic lime, aggregate &amp; screed fibre mix.</p> <p>Wayside Cottage Burndell Road Yapton</p> <p>Applicant: Miss M Parrish &amp; Mr C Saunders Case Officer: Amber Willard</p>	<p>Received 03/09/2021</p> <p>Comments due to ADC by 30/09/2021</p> <p>Comments Submitted:</p> <p><b>Not yet due</b></p> <p><b>Current Status</b></p> <p><b>Undecided</b></p> <p><b>Decision due on 18/10/2021</b></p>

Updated by ADG 03/09/2021

*County Councillor Mrs Jacky Pendleton joined the meeting during consideration of this item at 7.22pm.*

### **UPDATE ON PLANNING APPLICATIONS**

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

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

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

### **PLANNING APPEALS**

65. There were no new appeals since the date of the last meeting.

### **NEIGHBOURHOOD PLAN UPDATE**

66. The Planning Committee received an update on the work to analyse the results of the Reg. 14 consultation which took place between the 22<sup>nd</sup> January 2021 and the 19<sup>th</sup> March 2021. The Council had received a number of responses from Statutory Consultees, including Arun District Council, West Sussex County Council, Developers, Agents and some local individuals.

A meeting and a discussion with our consultants, O'Neill Homer took place on the 1<sup>st</sup> September 2021, 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 were agreed to the documents so they could be updated and submitted to a meeting of the Yapton Neighbourhood Plan Steering Group. Once the Steering Group had finalised the documents, these would be submitted to the Parish Council for their agreement at a special meeting, due to be held in early October, to enable them to be submitted to Arun District Council under Regulation 15 of the Neighbourhood Planning legislation.

### **DATE OF NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE – 8<sup>th</sup> November 2021 at 7pm.**

The Chairman closed the meeting at 7.28pm.

\_\_\_\_\_ Chairman