

**FELPHAM PARISH COUNCIL
MINUTES OF THE VIRTUAL MEETING OF THE PLANNING & LICENCING ADVISORY
COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE
on Tuesday 13th October 2020 at 6.15 p.m.**

PRESENT: Councillors: G Hewlett, G Matthews, Mrs M Harvey, M Harvey, G Grundy, Miss A Barker, Mrs G Moss, P English & D Smart.

Councillor K Watson were also in attendance in the public gallery.

PL 57. APOLOGIES FOR ABSENCE:

There were no other apologies received.

PL 58. ABSENCES WITHOUT APOLOGIES:

There was 1 absence without apology – Councillor Mrs J Wild.

PL 59. DECLARATIONS OF INTEREST:

There were no declarations of interest:

PL 60. QUESTION TIME:

There was 1 member of the public present regarding FP/179/20/PL – this application was brought to the front of the Planning Applications to discuss and for questions and comments to be made.

PL 61. TO RECEIVE THE MINUTES OF THE PLANNING & LICENCE ADVISORY COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 8TH SEPTEMBER 2020:

The minutes of the meeting held on the 8th September 2020 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 6th October 2020.

PL 62. MATTERS ARISING:

There were no matters arising.

PL 63. CORRESPONDENCE:

(i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:

- **FP/109/20/HH** – 19 The Midway, Felpham PO22 7HA – Summer house in the front garden.
- **FP/121/20/T** – 9 Rife Way, Felpham PO22 7BN – Fell 1 No. Ash tree.
- **FP/131/20/PD** – First Floor Office, 44B, Summerley lane, Felpham PO22 7HX – Notification for Prior Approval under Class O for change of use from a use falling within Class B1 (a) (offices), to a use falling within Class C3 (dwellinghouses) – change of use of the existing 1st Floor Office to a self contained Studio Apartment. This application is Not CIL Liable as flat in Zone 4. **FPC – Objection. (Councillor G Hewlett discussed an email briefing (attached) that had changed some planning decisions from 1st October which would have included this application).**
- **FP/132/20/PL** – 3 Mid Acre Close, Felpham PO22 8JU – Change of use from land at golf course (D2 Assembly or Leisure) to garden land in connection with dwelling. This application is in CIL Zone 4 (Zero Rated) as ‘other development’.
- **FP/153/20/NMA** – 28 Sea Drive, Felpham PO22 7NE – Non material amendment following grant of FP/46/19/PL for addition of window on east elevation.
- **FP/163/20/PDH** – 5 Somerton Green, Felpham PO22 8EZ – Notification under extended permitted development rights for a single storey flat roof rear extension measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 2.95m and eaves height of 2.95m.

FPC’s comments were in agreement with ADC’s decisions regarding the above applications – except: FP/131/20/PD – FPC – Objection,

(ii) Members noted that there were 4 applications that had been **refused** by Arun District Council since the last meeting:

- **FP/112/20/T** – Bognor Regis Golf Club, Downview Road, Felpham PO22 8JD – Reduce overhang of 1 No. Pine tree to 0m on eastern side over golf club boundary line. Reduce overhang of 1 No. Sycamore tree to 0m on eastern side over golf club boundary line. Reduce overhang of 1 No. Field maples to 0m on eastern side over golf club boundary line. **FPC – No objection.**
- **FP/127/20/T** – 12 Grafton Avenue, Bognor Regis, West Sussex PO22 6AR – Fell 2 No. Taxus – T1 and T2. **FPC – Objection.**
- **FP/142/20/T** – 8 Ceres Place, Felpham PO22 7RG – Fell 1 No. Sycamore (T1). **FPC – Object all the tree needed was trimming, felling not necessary.**

- **FP/149/20/NMA** – 107 Felpham Way, Felpham PO22 8QB – Non-material amendment following grant of FP/258/19/PL for the increase in height of the roof ridge of secondary element to match the existing main roof structure. **FPC – No objection.**

(iii) Members noted that there was 1 application that had been **withdrawn** by the applicant since the last meeting:

- **FP/170/20/T** – 5 Admiralty Road, Felpham PO22 7DJ – Fell 1 No. Eucalyptus tree.

(iv) Councillor G Hewlett will be attending a potential “Rampion 2” (Offshore Wind Farm) ZOOM meeting on 22nd October 2020. Councillor Hewlett will subsequently report back to this committee.

(v) Councillor G Hewlett attended a ZOOM presentation on the Government White Paper which puts out changes to UK Planning law for consultation. The Consultation closes on October 29th 2020. Councillor Hewlett urged all Councillors to look at the PowerPoint presentation that has been circulated.

PL 64. AGENDA ITEMS FOR NEXT JWAAC MEETING FEBRUARY 2021:

No agenda items were proposed.

PL 65. PLANNING APPLICATIONS:

Application Number	Address	Planning Application	FPC Decision/Comments
FP/157/20/HH	24 Goodwood Avenue, Felpham PO22 8EH Grid ref: 494905 100302	Proposed Roof Extensions & Alterations.	No objection.
FP/168/20/HH	2 Hayleys Gardens, Felpham PO22 7ES Grid ref: 495147 99864	Single storey front and rear extension and partial garage conversion. Rendered finish to new and existing walls.	No objection.
FP/170/20/T	5 Admiralty Road, Felpham PO22 7DJ Grid ref: 494899 99562	Fell 1 No. Eucalyptus tree.	(Since been withdrawn by the applicant).
FP/173/20/HH	17 Outerwyke Road, Felpham PO22 8HX Grid ref: 495288 100573	Single storey rear extension.	No objection.

FP/174/20/HH	12 The Midway, Felpham PO22 7HA Grid ref: 495362 99875	Proposed rear orangery.	No objection.
FP/175/20/HH	23 Thirlmere Way, Felpham PO22 8NQ	Single storey side extension. Two-storey rear extension. Internal alterations.	No objection.
FP/177/20/HH	7 Middleton Road, Felpham PO22 6BL Grid ref: 496183 100310	Proposed two dormers to front elevation.	No objection.
FP/179/20/PL	7 Ambleside Close, Felpham PO22 8NG Grid ref: 495662 100527	1 No. 3 bedroom detached chalet bungalow. This site is in CIL Zone 4 and is CIL Liable as new dwelling.	(Brought to the beginning of the applications to be discussed with member of the public). Object – overdevelopment of site. The Committee also had concerns with regards to the development being out of keeping with the street scene, issues with regards to parking and highlighted issues with regards to surface water drainage.
FP/181/20/PL	Beachcroft Hotel, Clyde Road, Felpham PO22 7AH Grid ref: 494889 99356	2 storey rear bedroom extension, this site is in CIL Zone 4 (Zero Rated) as other development.	Object – overdevelopment of boundary to site, car parking issues, turning issues for delivery vans, coaches etc.
FP/183/20/HH	8 South Road, Felpham PO22 8EF Grid ref: 494935 100174	Rear and side single storey extension with balcony and guarding above the rear portion.	Object – overdevelopment of site.
FP/184/20/PL	Rear of 7 Middleton Road, Felpham PO22 6BL Grid ref: 496183 100310	Demolition of existing garage/outbuilding & construction of a pair of semi-detached houses & associated works. This site is in CIL Zone 4 & is CIL Liable as new dwellings.	No objection.
FP/185/20/PL	107 Felpham Way, Felpham PO22 8QB	Variation of condition 2-plans conditions	No objection.

	Grid ref: 495833 100238	imposed under FP/258/19/PL.	
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PL 66. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

- **FP/180/20/PD** – 23a Felpham Road, Felpham PO22 7DA – Notification of Prior Approval under Schedule 2, Part 3, Class M of the Town & Country (General Permitted Development (England) Order (as amended) for the change of use from shop (A1) to residential (C3). **FPC – Object – size not compliant with Nationally Described Space Standards, parking issues.** Government have announced (30.09.20) that new homes delivered through Permitted Development Rights will have to meet the Space Standards.
- **FP/189/20/PL** – Land between 49 & 51 Summerley Lane, Felpham PO22 7LF – Grid ref: 495830 99816 – 1 No. dwelling to replace existing garage. This site is in CIL Zone 4 and is CIL Liable as new dwelling. **FPC – Object – overdevelopment of site – access issues to Summerley Lane, increase in traffic, loss of trees in rear garden.**
- **FP/190/20/PDH** – 58 Felpham Way, Felpham PO22 8QU – Demolition of existing conservatory; Construction of rear single-storey flat roofed extension (5.2m D x 4.5m W) with roof light. **FPC – No objection.**

PL 67. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:

Email from Donna Moles – ADC re: Publicising a Plan Modification Proposal – Consultation 23rd to 18th November 2020 (by 5pm). = White paper proposal plan.

PL 68. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

There were no matters of urgent public importance.

PL 69. BUSINESS AT CHAIRMAN'S DISCRETION:

There was no business at the Chairman's discretion.

PL 70. DATE OF NEXT MEETING: Tuesday 10th November 2020 at 6:15pm

The meeting closed at 19:13 pm

Signed.....

Date.....