

**DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 2<sup>ND</sup> FEBRUARY 2021.**

**FELPHAM PARISH COUNCIL  
MINUTES OF THE VIRTUAL MEETING OF THE PLANNING & LICENCING ADVISORY  
COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE  
on Tuesday 12<sup>th</sup> January 2021 at 6.15 p.m.**

**PRESENT:** Councillors: G Hewlett, G Matthews, Mrs M Harvey, M Harvey, G Grundy,  
Mrs J Wild, Miss A Barker & D Smart.

Councillors Mrs R Kissell & K Watson were also in attendance in the public gallery.

**PL 99. APOLOGIES FOR ABSENCE:**

Councillors Mrs G Moss & P English.

There were no other apologies received.

**PL 100. ABSENCES WITHOUT APOLOGIES:**

There were no absences without apology.

**PL 101. DECLARATIONS OF INTEREST:**

There were 2 declarations of interest:

Councillor Miss A Barker - FP/243/20HH

Councillor G Grundy – FP/243/20/HH

**PL 102. QUESTION TIME:**

There was 1 member of the public present, no questions or comments were raised.

**PL 103. TO RECEIVE THE MINUTES OF THE PLANNING & LICENCE ADVISORY COMMITTEE  
AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 8<sup>TH</sup> DECEMBER  
2020:**

The minutes of the meeting held on the 8<sup>th</sup> December 2020 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 5<sup>th</sup> January 2021.

**PL 104. MATTERS ARISING:**

There were no matters arising.

## PL 105. CORRESPONDENCE:

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/181/20/PL – Beachcroft Hotel, Clyde Road, Felpham PO22 7AH – 2 storey rear bedroom extension. This site is in CIL Zone 4 (Zero Rated) as other development.
  - FP/182/20/HH – Gulls, 7 First Avenue, Felpham PO22 7LG – Single storey rear extension to replace existing conservatory with revised roof to existing single storey extension, first floor rear extensions, single storey glazed canopy to south side elevation.
  - FP/195/20/HH – 3 Brigham Place, Felpham PO22 7NW – Single storey front & side extensions.
  - FP/197/20/HH – 15 Blakes Road, Felpham PO22 7EE – Two storey extension to front elevation, extension over rear terrace, single storey side and rear extension and loft conversion with rear dormer window and two front facing dormer windows. Rear facing roof terrace. Alterations to the vehicular access.
  - FP/198/20/CLP – 56 Felpham Way, Felpham PO22 8QU – Lawful development certificate for a proposed single-storey side extension (conservatory). (PP Not Required).
  - FP/200/20/CLP – 15 Blakes Road, Felpham PO22 7EE – Lawful development certificate for a proposed single storey flat roofed rear extension, proposed two storey rear extension with pitched roof (over existing roof terrace) and alteration of fenestration to rear elevation. (PP Not Required).
  - FP/206/20/HH – 33 Hinde Road, Felpham PO22 7QJ – Single storey rear extension and partial garage conversion.
  - FP/208/20/T – 8 Ceres Place, Felpham Bognor Regis PO22 7RG – Removal of roots beneath patio area of 1 No. Sycamore tree (T1).
  - FP/215/20/T – 10A Kingsmead, Felpham PO22 7BE – Crown reduction of 1 No. Sweet Chestnut tree to height approx.. 10m and spread approx.. 12m.
  - FP/221/20/HH – 31 Hinde Road, Felpham PO22 7QJ – Remove old roof tiles, battens & felt, fit new membrane & battens & Re-tile. Addition of cladding to the first floor.
  - FP/223/20/T – 12 Grafton Avenue, Felpham PO22 6AR – Reduce 1 No. Yew tree (T1) to height 8m and spread 6m. Fell 1 No. Yew tree (T2).
  - FP/224/20/HH – 57 Minton Road, Felpham PO22 7JX – Two storey side and rear extensions to existing dwelling & replacement of existing front loggia.

- FP/227/20/T – 49 Roundle Avenue, Felpham PO22 8LJ – Reduce crown of 1 No. Ash tree to height 9m and spread 6.5m.
  - FP/228/20/T – Outside 17/19 and Outside 23 Wyke Lane North, Felpham PO22 8LE – Fell 1 No. Ash tree. Reduce crown of 1 No. Cherry tree to height approx. 7.5m and spread approx. 7m.
  - FP/232/20/HH – 12 The Crescent, Felpham PO22 7HB – Removal of velux windows to bedroom and replacement with dormer.
- (ii) Members noted that there were 2 applications that had been **refused** by Arun District Council since the last meeting:
- FP/184/20/PL – Rear of 7 Middleton Road, Felpham PO22 6BL – Demolition of existing garage/outbuilding & construction of a pair of semi-detached houses & associated works. This site is in the CIL Zone 4 & and is CIL Liable as new dwellings. FPC = No objection.
  - FP/196/20/HH – 68 Downview Road, Felpham PO22 8JA – Single storey front porch extension & first floor extension over garage. FPC = Objection.
- (iii) Members noted that there were no applications that had been **withdrawn** by the applicant since the last meeting.
- (iv) Councillor G Hewlett wished to say that a Rampion virtual 2 meeting would run from 14/1/21 to 11/2/21 and members could view using [rampion2.com](http://rampion2.com).

#### **PL 106. AGENDA ITEMS FOR NEXT JWAAC MEETING FEBRUARY 2021:**

No agenda items were proposed. Councillor G Hewlett said that this may or may not be cancelled – the outcome should be announced in May following a review of the future of meetings.

#### **PL 107. DISCUSSION ON F/4/20/OUT – FORD AIRFIELD AND SURROUNDING LAND:**

After a lengthy discussion, Councillor D Smart proposed we objected on the recommendations below, this was seconded by Councillor G Matthews, all members agreed to object to the Application on the following grounds:

- 1) The Outline consent will have a large impact on the surrounding main trunk roads. This has not been addressed. WSCC put out for consultation in February 2020 proposals to address the issues surrounding the A259 as a number of the junctions are close to or are at capacity. The anticipated growth in traffic did **NOT** include any figures resulting from this development as the only data available was for the **confirmed** local schemes which did not include this one:
- 2) The Outline consent will have a large impact on the surrounding main trunk roads. This proposal does not reflect an impact on the close proposal to develop a further 300 homes in Climping and the overloading of existing roads in the vicinity;

- 3) As identified by Network Rail the additional traffic generated by this scheme at local level crossings at Ford and Yapton and also local pedestrian crossings (Hoe Lane, Long Barn and Lake Lane) will cause unsustainable traffic queues and delays particularly in peak times;
- 4) The traffic generated by this scheme will have an impact on the northern most trunk road (A27) and does not reflect this impact on that road or indeed on the proposed Arundel bypass;
- 5) The impact of the additional population on local NHS Secondary Care facilities is not addressed in this application. It is acknowledged that the issue Primary Care facilities is addressed via section 106 bids by NHS West Sussex Commissioning;
- 6) This proposal does not address the impact of it of the current approved consent to expand the adjacent Waste recycling facility or its proposed plans to expand;
- 7) This application does not confirm the degree of affordable Housing that will be delivered – ADC policy is a minimum of 30%;
- 8) The scale of this development will fundamentally alter the size and makeup of the Parishes of Ford (pop 1690) and Yapton (pop 3571) potentially overwhelming their current character and standing;
- 9) This proposal includes delivery of some Community Facilities without confirmation from the local Parishes that these are either sustainable or wanted;
- 10) The impact on local listed buildings has not been addressed;
- 11) The Ecology survey confirms that some work has been carried out. However the response from the Chichester Environmental Officer clearly indicates that further work is carried out **prior to determination**. The report states that in line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided **prior to determination** including a full enhanced plan demonstrating how the site will ensure there is a net Biodiversity gain across the site and what enhancements will be included;
- 12) This application is one of a number of proposed other developments in the local area (Barnham/Eastergate, Westergate, Yapton, Fontwell, Climping and Littlehampton West Bank) that will bring potentially up to a further 6,500 homes (minimum 4,500) to this area of Arun (as detailed in the Arun Local Plan). All these proposals are being dealt with in isolation rather than with a holistic strategy. All of these proposals have the ability to impact on each other as they have similar development timelines yet no overall time plan is generated and there is no coordination of the separate developments. Thus, an objection should be registered, on this application, based upon the impact that this application will have locally when it is taken out of context with those identified and planned developments. Thus, an objection should be registered, on this application, based upon the impact that this application will have locally when it is taken out of context with those identified and planned developments in the ADC Local Plan and the surrounding Parishes Neighbourhood plans.

All above 12 points were to be sent to ADC planning portal for objection.

#### PL 108. PLANNING APPLICATIONS:

Application Number	Address	Planning Application	FPC Decision/Comments
FP/220/20/PL	Kenwood Court, 6 The Midway, Felpham PO22 7EZ	Erection of a car port and rearrangement of existing parking spaces.	No objection.

	Grid ref: 495369 99915		
<b>FP/230/20/HH</b>	108 Limmer Lane, Felpham PO22 7LP Grid ref: 495896 99744	Proposed new link carport and summerhouse.	No objection.
<b>FP/233/20/HH</b>	9 Wansford Way, Felpham PO22 7NL	Single storey rear extension, first floor side extension and conversion of roofspace to habitable use.	Objection – No location drawing shown and no dimension from proposed 1 <sup>st</sup> floor extension to boundary of property to ensure that there is a 1m gap at first floor and second floor (roof) level with neighbouring property in accordance with ADC policy DM4.
<b>FP/234/20/HH</b>	41 Davenport Road, Felpham PO22 7JS Grid ref: 495680 99590	Single storey rear and side extension, part conversion of garage to habitable use, first floor extension with dormers.	No objection.
<b>FP/236/20/HH</b>	3 Southview Road, Felpham, Bognor Regis PO22 7JA Grid ref: 495757 99748	Demolition of conservatory and construction of a single- storey extension at the rear of the property.	No objection.
<b>FP/237/20/HH</b>	30 Davenport Road, Felpham PO22 7JS Grid ref: 495557 99538	Raised deck and increased height to perimeter fence in rear garden.	No objection.
<b>FP/241/20/HH</b>	32 Links Avenue, Felpham PO22 7BX Grid ref: 494755 99678	Side dormer projection to existing first floor.	No objection.
<b>FP/242/20/HH</b>	11 Sea Drive, Felpham PO22 7NE Grid ref: 496717 99715	Front single storey extension with balcony over and conversion of garage.	No objection.
<b>FP/243/20/HH</b>	7 Homefield Avenue, Felpham PO22 6AN Grid ref: 496369 100822	Extension to existing roof including part conversion of roof from hip to gable end and	No objection.

		alterations to fenestration.	
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**PL 109. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:**

- **FP/240/20/HH** – 52 Glynde Crescent, Felpham - Proposed single storey extension, and new first floor dormer. **FPC = No objection.**

**PL 110. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:**

No update other than comments from the Planning Officer were being worked on for the revised document.

**PL 111. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):**

There were no matters of urgent public importance.

**PL 112. BUSINESS AT CHAIRMAN'S DISCRETION:**

There was no business at the Chairman's discretion.

**PL 113. DATE OF NEXT MEETING: Tuesday 9th February 2021 at 6:15pm**

The meeting closed at 6.55 pm

**Signed**.....

**Date**.....