

DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 6TH APRIL 2021.

**FELPHAM PARISH COUNCIL
MINUTES OF THE VIRTUAL MEETING OF THE PLANNING & LICENCING ADVISORY
COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE
on Tuesday 13th April 2021 at 6.15 p.m.**

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

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

It was decided in respect of the passing of HRH Prince Philip The Duke Of Edinburgh to have a minutes silence before the meeting started.

Member of the Public, Mr Matt Twist was present at the meeting regarding FP/51/21/PL, the Chairman brought this application to the top of the Planning Applications received.

PL 142. APOLOGIES FOR ABSENCE:

Councillor P English.

There were no other apologies received.

PL 143. ABSENCES WITHOUT APOLOGIES:

There were no absences without apology.

PL 144. DECLARATIONS OF INTEREST:

There were no declarations of interest:

PL 145. QUESTION TIME:

There was 1 member of the public present regarding Planning Application FP/51/21/PL Mr Matt Twist who outlined his application and answered questions from the Committee.

**PL 146. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE
AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 9TH MARCH
2021:**

The minutes of the meeting held on the 9th March 2021 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 6th April 2021.

PL 147. MATTERS ARISING:

There were no matters arising.

PL 148. CORRESPONDENCE:

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/7/21/HH - 64 Downview Road, Felpham PO22 8JA – Rear extension with a front porch and garage conversion with gable fronted extension.
 - FP/11/21/HH - 1 Mornington Crescent, Felpham PO22 8HL – Two storey side extension, single storey rear extension, porch to front and addition of 2 x parking spaces.
 - FP/14/21/HH - 2 Leverton Avenue, Felpham PO22 7RA – Removal of existing storage sheds and construction of a self-contained annexe. This application is CIL liable as self contained annexe in CIL Zone 4.
 - FP/18/21/HH - 30 Sea Drive, Felpham PO22 7NE – Two storey rear extension and balcony, garage conversion & single storey garden room to rear. Alterations to external materials.
 - FP/21/21/HH - 53 Andrew Avenue, Felpham PO22 7QD – Single storey rear extension and part conversion of garage to habitable use.
 - FP/24/21/T - 19 Summerhill Drive, Felpham PO22 6AL – One Liquidamber Tree on the south & east aspects – Remove/reduce secondary and tertiary branches as necessary, to achieve a maximum of 1m clearance from adjacent structures, with no pruning wound to exceed 75mm diameter.
 - FP/38/21/NMA - 3 Southview Road, Felpham PO22 7JA – Non-material amendment following grant of reference FP/236/20/HH - for the change of roof material to Redland Cambrian concrete interlocking slates colour dark grey, provision of two Velux roof lights and reduction in size of kitchen window (W11) from width of 1800 to 1500 mm.
- (ii) Members noted that there were was 1 applications that had been **refused** by Arun District Council since the last meeting:
- FP/10/21/HH - 68 Downview Road, Felpham PO22 8JA – Single storey front porch extension and first floor extension over existing garage (Resubmission of FP/196/20/HH).
- (iii) Members noted that there were no applications that had been **withdrawn** by the applicants since the last meeting.
- (iv) Councillor G Hewlett reported he had previously circulated an email regarding CIL Projection Survey received. The earliest date at which CIL monies are currently programmed to be received by Felpham PC is 2024/25. FPC to write to Bognor Golf Club to find out the latest Situation on possible land sale/building works as they had previously promised to keep us Updated.

- (v) Councillor G Hewlett updated Councillors on the application related to Ford Airfield F4/20/OUT, he stated that Climping Parish Council had now objected to this along with Ford Environmental Plant. The decision date has been deferred until 31st May 2021.

PL 149. AGENDA ITEMS FOR NEXT JWAAC MEETING:

(Meeting cancelled) as advised.

PL 150. PLANNING APPLICATIONS:

| Application Number | Address | Planning Application | FPC Decision/Comments |
|---------------------------|--|---|--|
| FP/47/21/HH | 2 Whitelands, Felpham PO22 8JF Grid ref: 495221 100661 | Loft conversion with rear dormer extension & part garage conversion. | No objection. |
| FP/51/21/PL | 32 Sea Drive, Felpham PO22 8JF Grid ref: 496587 99659 | Demolition & erection of 1 No. Dwelling with associated works. This site is in CIL Zone 4 & is CIL Liable as new dwelling. | No objection. |
| FP/52/21/PL | 107 Felpham Way, Felpham PO22 8QB Grid ref: 495833 100238 | Partial retention, extension & reconstruction of 2-Storey building to provide 1 No. Class E shop unit, 1 No. Flexible use commercial unit for any Use within Class E or as a Sui Generis beauty therapist/nail bar & 3 No. 2 bed flats to include parking, secure cycle & refuse storage facilities (resubmission following FP/258/19/PL). This | Objection – FPC feel that there is a lack of clarity regarding future parking facilities. Access & Egress concerns, please could we have an update also on the purchase of land to the front by the applicant, from WSCC. |

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| | | site is in CIL Zone 4 (Zero Rated) as flats & other development. | |
| FP/56/21/PL | Beachcroft Hotel, Clyde Road, Felpham PO22 7AH Grid ref: 494889 99356 | Two storey rear extension, to create two, two-bedroom family suites, new entrance doors & new accessible toilets. This site is in CIL Zone 4 (Zero Rated) as other development. | No objection. |
| FP/57/21/T | The Stables, 19 The Grove, Felpham PO22 7EY Grid ref: 495429 99957 | Fell 1 No. Macracarpa Tree and replacement with 1 No. Liquid Amber Maple. | Tree Warden advises that the Tree has a TPO so ADC need to check before felling. No objection. |
| FP/58/21/HH | 45 Crossbush Road, Felpham PO22 7LT Grid ref: 496098 99803 | Erection of single storey rear extension, installation of front balcony and alterations to fenestration following the demolition of existing conservatory. | No objection. |
| FP/60/21/HH | 5 Neptune Court, Felpham PO22 7NN Grid ref: 496668 99787 | Erection of new garden room. | No objection. |
| FP/64/21/HH | 15 Second Avenue, Felpham PO22 7LJ | Demolition of outbuilding & erection of single storey rear extension. | No objection. |
| FP/66/21/PL | Abergail, Clyde Road, Felpham PO22 7AH Grid ref: 494872 99350 | Revision to previously approved scheme (FP/231/20/PL) to raise the ridge height of the | No objection. |

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| | | development for new building with first floor 1 No. 1 – bed apartment above (3 x No.) garages & cycle store with parking. This site is in CIL Zone 4 (Zero Rated) as flat. | |
| FP/68/21/HH | 23 First Avenue, Felpham PO22 7LG Grid ref: 495822 99609 | Dormer window to side (south) elevation. | No objection. |
| FP/70/21/PL | Kenwood Court, 6 The Midway, Felpham PO22 7EZ Grid ref: 495369 99915 | Erection of carport and rearrangement of existing parking spaces. This application is in CIL Zone 4 (Zero Rated) as other development. | No objection. |
| FP/72/21/NMA | 24 Outerwyke Road, Felpham PO22 8HX | Change to first floor cladding specification. | No objection. |

PL 151. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

- FP/80/21/DOC - Mow Cottage, Worms Lane, Felpham – Approval of details reserved by condition imposed under FP/64/19/PL relating to condition(s) 5 – Surface water drainage, 6 – discharge to watercourses, 8 schedule of materials, 10 – decentralised energy & 14 – lighting specifications. **FPC = No objection.**
- FP/248/20/PL - (additional comments for Land north of Felpham, Grid ref: 495849 100824 – Revised details relevant to the sport pitch & changing facilities building (previously approved under Y/38/09). This site also lies within the Parish of Yapton & is in CIL ZONE 4 (Zero rated) as other development. **FPC have been asked for comments following the receipt of 3 updated drawings.**

FPC comments are as follows:

- 1) Three possible pitches, 1 x full and 2 x 5 a side = a potential 42 players at one time. Add managers, supporters etc. Then up to 60 plus users with 30 car parking spaces. Can the verges on the approach road be Grass Crete to allow for overflow?
- 2) Two Changing rooms for up to 6 teams?? Is there to be scheduling to ensure that all the

pitches are not in use at the same time? What was the original ADC specification for the number of pitches?

- 3) Practicality and suitability: Why is there an office and full size kitchen? A waste of space and more expensive for the kitchen! Far better to have two smaller changing rooms to cater for the 5 a side pitches and maybe just a small “tea room” able to provide hot/cold drinks/drinking/running water. Is this a Sports Council requirement?
- 4) Safety & Security: Lighting provision for the road, car park and pitches? The facilities cry out for some kind of lighting for both safety and security but also to facilitate potential early evening use for the 5 a side pitches. Can solar and also on time switches for the pitches say up until 20.00?

PL 152. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:

The Committee wished to give a big thank you to Maureen Chaffe and the Clerk, Richard Wickens for all their hard work on this. Very few Parish Councils do have a completed and lodged Neighbourhood Plan and this is down to the hard work of the aforementioned people.

PL 153. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

Councillor G Hewlett had previously circulated the Email regarding WSCC/011/21, Ford Circular Technology Park, Ford Road, Ford BN18 0XL – Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscape works.

It was decided that due to the volume of reading associated with this application that it would be discussed at the next planning meeting 11th May 2021 to give Councillors time to absorb and decide on their comments.

There were no other matters of urgent public importance.

PL 154. BUSINESS AT CHAIRMAN’S DISCRETION:

Councillor G Hewlett referred to his circulation email regarding future meetings. A legal challenge to the current legislation will be determined by the 21st April 2021 so it was decided to await this outcome and determine future meeting arrangements at the Main Council meeting on the 4th May 2021.

There was no other business at the Chairman’s discretion.

PL 155. DATE OF NEXT MEETING: 11TH MAY 2021.

The meeting closed at 7.28 pm

Signed.....

Date.....