

DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 1ST JUNE 2021.

**FELPHAM PARISH COUNCIL
MINUTES OF THE VIRTUAL MEETING OF THE PLANNING & LICENCING ADVISORY
COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE
on Tuesday 11th May 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.

PL 1. APOLOGIES FOR ABSENCE:

There were no apologies received.

PL 2. ABSENCES WITHOUT APOLOGIES:

There were no absences without apology.

PL 3. DECLARATIONS OF INTEREST:

There were no declarations of interest:

PL 4. QUESTION TIME:

There were no members of the public present, therefore no questions were received or comments made.

**PL 5. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE
AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 13TH APRIL
2021:**

The minutes of the meeting held on the 13th April 2021 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 4th May 2021.

PL 6. MATTERS ARISING:

There were no matters arising.

PL 7. NOMINATION OF CHAIRMAN:

Councillor P English nominated Councillor G Hewlett for Chairman, this was seconded by Councillor Miss A Barker, and on a vote was unanimously agreed. Councillor G Hewlett accepted and thanked the committee for the nomination.

PL 8. NOMINATION OF VICE-CHAIRMAN:

Councillor G Hewlett nominated Councillor G Matthews for Vice-Chairman, this was seconded by Councillor D Smart, and on a vote was unanimously agreed. Councillor G Matthews accepted and thanked the committee for the nomination.

PL 9. CORRESPONDENCE:

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

- FP/30/21/HH - 7 Pulborough Way, Felpham PO22 6QR – Extension and conversion of garage to form habitable accommodation.
- FP/37/21/HH - 10 Mornington Crescent, Felpham PO22 8HL – Single storey extension and change of fabric to the front elevation, proposed new driveway and dropped kerb and rear alterations to form a new downstairs WC and Utility room.
- FP/40/21/CLP - 10 Bereweek Road, Felpham PO22 7EQ – Lawful development certificate for a proposed loft conversion and extension including two hip-to-gable roof extensions with 'barn-end' hips and rear roof dormer. (PP not required).
- FP/41/21/HH - 17 Bala Crescent, Felpham PO22 8LY – Single storey rear and side extension to provide family room, utility room and WC.
- FP/42/21/HH - 6 Downview Road, Felpham PO22 8HG – Single storey side extension and front infill extension.
- FP/47/21/HH - 2 Whitelands, Felpham PO22 8JF – Loft conversion with rear dormer extension & part garage conversion.
- FP/56/21/PL - Beachcroft Hotel, Clyde Road, Felpham PO22 7AH – 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.
- FP/68/21/HH – 23 First Avenue, Felpham PO22 7LG – Dormer window to side (south) elevation.

- (ii) Members noted that there were 2 applications that had been **refused** by Arun District Council since the last meeting:
- FP/32/21/PL - Land adjacent to 10 Second Avenue, Felpham PO22 7LJ – Two storey, 4 Bed detached dwelling with new access & parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling.
 - FP/57/21/T - The Stables, 19 The Grove, Felpham PO22 7EY – Fell 1 No. Marcracarpa Tree and replacement with 1 No. Liquid Amber Maple.
- (iii) Members noted that there were no applications that had been **withdrawn** by the applicants since the last meeting.
- (iv) Members were informed that there were two applications where appeals had been made to the Secretary of State following refusal by ADC – FP/189/20/PL and FP/184/20/PL.
- (v) Regarding FP/52/21/PL – in light of new information received on this application FPC have decided to WITHDRAW their previous objection. (This has been added to ADC's Planning Portal).

PL 10. AGENDA ITEMS FOR NEXT JWAAC MEETING:

(New meeting to be advised for June 2021).

PL 11. PLANNING APPLICATIONS:

Application Number	Address	Planning Application	FPC Decision/Comments
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,	<p>Objections (Please see all detailed objections listed on WSCC website ; planning.applications@westsussex.gov.uk)</p> <p>(There are two entries to accommodate all text).</p> <ol style="list-style-type: none"> 1) FPC objects to this application as it is not in keeping with the surrounding street scene and area. 2) FPC objects to this application as it heralds its energy efficiency yet rejects heat to the atmosphere with potential environmental effects. 3) FPC objects to this application as no mitigation work has been done

		<p>parking, hardstanding and landscape works.</p>	<p>to make the turning less disruptive or safer.</p> <p>4) FPC objects to this application as the anticipated growth in traffic due to this application was not included in the impact studies carried out by WSCC on the A259 and these roads will not be able to accommodate this impact during the construction phase and that of the proposed bordering developments.</p> <p>5) FPC objects to this application as the anticipated growth in traffic due to this application was not included in the impact studies carried out by WSCC on the A259 and these roads will not be able to accommodate this impact during the operational phase and that of the proposed bordering developments.</p> <p>6) FPC objects to this application as no consideration or mitigation measures have been included to address unsustainable traffic queues at the Ford Station level crossing.</p> <p>7) FPC objects to this application as it is unacceptable that because there is no change in “fear” levels the applicant is not prepared to offer mitigation measures with this consent.</p> <p>8) FPC objects to this application. There is a desperate need in this area for a overarching and coordinated strategic plan to allow sensible development of this area without a detrimental and damaging impact on the residents and users of the areas.</p> <p>9) Felpham Parish Council (FPC) objects to this application and has grave misgivings about the impact of this application on the quality of the local environment especially in terms of air quality. The geographical location with the South Downs to the north and the</p>
--	--	---	--

			sea to the south raises major concerns about the impact of emission on the local area and local population coupled with the additional emissions from the admitted increase in traffic.
FP/67/21/HH	23 Minton Road, Felpham PO22 7JN Grid ref: 495468 99636	Erection of single storey rear extension following the demolition of existing conservatory.	No objection.
FP/77/21/HH	59 Minton Road, Felpham, West Sussex PO22 7JX	Erection of single storey side extension.	No objection.
FP/78/21/CLE	Thatched House Inn, 8 Limmer Lane, Felpham PO22 7EJ Grid ref: 495049 99815	Lawful development certificate for existing use of car park as pub garden.	No objection.
FP/82/21/HH	6 The Loop, Felpham PO22 7ND Grid ref: 496339 99655	New front entrance porch, side dormers and pitch roof to the existing first floor room and a pitch roof rear extension to form a new drawing room.	No objection.
FP/84/21/PL	Land adjacent to The Gun Post, Clyde Road, Felpham.	1 No. Additional self-contained beach hut with sleeping accommodation. This site is in XIL Zone 4 (Zero Rated) as other development.	Objection – overdevelopment of site and concerns of parking issues.
FP/85/21/HH	55 Limmer Lane, Felpham	Erection of garage and	No objection.

	PO22 7HE Grid ref: 495612 99820	garden room extension in rear.	
FP/86/21/PL	7 Ambleside Close, Felpham	Erection of 1 No.3 bed dwelling (re- submission following FP/179/20/PL). This site is in CIL Zone 4* is CIL Liable as new dwelling.	Objection – no adequate turning circle for vehicles, they will have to reverse onto the road. Waste water concerns.
FP/88/21/DOC	82 Felpham Road, Felpham	Approval of details reserved by condition imposed under ref: FP/110/20/PL relating to Condition No 3 – materials and finishes.	No objection.
FP/91/21/HH	91 Crossbush Road, Felpham PO22 7NA Grid ref: 496523 99745	Erection of single storey front and rear extension, porch and detached outbuilding following the demolition of existing porch, conservatory and garage.	No objection.

PL 12. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

- FP/90/21/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 – Objection = not compliant with new Permitted Development Rights as published on 30.09.2020 by the Ministry of Housing, Communities & Local Government. Regulations require a minimum floor area of 37m square (application

shows only 28m square). In addition there is no dedicated parking facility allocated to this application as required under ADC Parking Standards SPG issued January 2020.

- FP/99/21/PDH - 9 Broomcroft Road, Bognor Regis, PO22 7NJ – Notification under extended permitted rights for an addition to existing single storey rear conservatory measuring 6m from beyond the rear wall of the original dwelling house, with maximum height of 3.5m and eaves height of 2.25m.

FPC – No objection.

- FP/106/21/T - 23 Broom Field Way, Felpham PO22 8AQ – Grid ref: 495585 100720 – 1 No. Ash tree height reduction to 18m.

FPC – No objection, Tree Warden advises work to go ahead using a professional and qualified Tree Surgeon.

PL 13. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:

There was nothing new to report.

PL 14. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

Councillor G Hewlett informed the Committee that due to new legislation received the next planning meeting would not be open to the Public and just Planning Applications would be discussed with Councillors.

There were no other matters of urgent public importance.

PL 15. BUSINESS AT CHAIRMAN'S DISCRETION:

There was no business at Chairman's discretion.

PL 16. DATE OF NEXT MEETING: 8TH JUNE 2021. (Councillors only).

The meeting closed at 7:15 pm

Signed.....

Date.....