

**DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 1<sup>st</sup> MARCH 2022.**

**FELPHAM PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &  
NEIGHBOURHOOD PLAN COMMITTEE  
on Tuesday 8<sup>th</sup> February 2022 at 6.15 p.m.**

**PRESENT:** Councillors: Glen Hewlett, Graham Matthews, Anne Barker, Bob Budd, George Grundy, Mary Harvey, Michael Harvey, Ros Kissell, Jaine Wilde.

Dave Smart (Ex Officio)

Councillor Kevin Watson was also in attendance in the public gallery along with a member of the public.

**PL 101. APOLOGIES FOR ABSENCE:**

Councillor Paul English, Councillor Gloria Moss.

**PL 102. ABSENCES WITHOUT APOLOGIES:**

There were no absences without apology.

**PL 103. DECLARATIONS OF INTEREST:**

FP/10/22/T - Jaine Wild

**PL 104. QUESTION TIME:**

There was one member of the public present who enquired regarding the planning constraints for the airfield as there was concern from a growing number of residents regarding the increased noise nuisance associated with an increase in planes and more particularly the glider towing. On one occasion the glider was also seen operating with the tow rope trailing on the ground which is a potential Health and Safety risk. It was explained that these matters would be dealt with by the Civil Aviation Authority and Arun District Council Environmental Health. **Clerk to research planning consent awarded.**

**PL 105. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 14<sup>TH</sup> DECEMBER 2021:**

The minutes of the meeting held on the 14<sup>th</sup> December 2021 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 4<sup>th</sup> January 2022.

## PL 106. CLERK'S REPORT:

The Clerk advised the new HELAA clarification will now make the Golf Club development deliverable. Details in associated documents. There is no update on the application which is still pending validation.

## PL 107. CORRESPONDENCE:

The Rampion 2 Consultation period has been reopened for a period of nine weeks from 7<sup>th</sup> February to 11<sup>th</sup> April 2022 as leaflets were not delivered as intended to addresses within 100m of the coastline. These residents now can now have their say on the draft proposals.

Councillor Glen Hewlett advised the committee that a recent application for 200 homes in Barnham, had been rejected by officers and the applicant appealed. The Inspector held hearing and upheld the appeal. The Government have formally placed Arun under the severest sanction available for what they assess as failure to deliver new housing. The results of the Housing Delivery Test 20/21 show that the Government expected Arun to deliver 2891 new homes between 18/19 and 20/21 but developers in Arun actually delivered 1862, 65% of the total. The punishment is to classify Arun as being in 'presumption'. This means that development must be approved by the Council unless 'It's adverse impact significantly and demonstrably outweighs its benefits'. Government defines a prime benefit as delivering new housing. This is the so called 'tilted balance' although officers at Arun have never used the balance mechanism in reports to the Planning Committee. There seems to be no understanding of Government of the planning constraints in the area nor the sheer infrastructure challenges in foul water, flooding challenges etc which development applications throw up and delay their implementation. The Planning Committee will now have to face this with all planning applications going forward. Unfortunately, there is no way to force developers to build new homes that have been granted permission other than time constraints. Councillor Hewlett also drew councillors' attention to the letter from Barnham Parish Councils to Michael Gove Secretary of State for Levelling Up Housing and Communities and Aldingbourne Parish Council to Andrew Griffiths MP for Arundel and South Downs.

Councillors agreed that every future development would be fairly viewed and assessed regardless of these developments.

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

- FP/234/21/PL - 125A Felpham Way, Felpham, PO22 8QB - Change of use from cycle shop to beauty treatment services.
- FP/239/21/T - 74 Outerwyke Road, Felpham - 1 No. Monterey Cypress tree -Crown lift Northern canopy over footpath & road to 3.5m and 5.5m respectively; reduce Northern radial spread by 2.5m to leave 6.5m; reduce western canopy by 1.5m to leave a radial spread of 5.5m; reduce overall canopy height by 2m to leave height of 13.8m.
- FP/240/21/T - 48 Roundle Avenue, Felpham - Reduce 2 No. Ash trees (T1 and T2) by 2m to leave height 10m and spread 10m.

- FP/246/21/PL - 26 Felpham Road, Felpham, PO22 7AZ - Change of Use from retail shop to cafe, including installation of new external kitchen extract duct and bifold doors.
- FP/247/21/A - 26 Felpham Road, Felpham, PO22 7AZ - Installation of 1 No. externally illuminated fascia sign.
- FP/250/21/HH - 11 Roundle Square Road, Felpham - Conversion of loft to habitable use including the installation of 2 x side dormers
- FP/252/21/DOC - 107 Felpham Way, Felpham - Approval of details reserved by condition imposed under ref FP/52/21/PL relating to Condition Nos 3 - bin storage, 7 – electric vehicle charging and 8 - covered & secure cycle parking.
- FP/257/21/P - Newholme Dental Surgery, 61 Middleton Road, Felpham - Single story rear extension with alternation to provide an additional surgery room, Staff room and office space and better accessibility.
- FP/4/22/NMA - 5 Poulner Close, Felpham - No material amendment following the grant of FP/220/21/HH to change of size of front elevation window
- FP/256/21/HH - 18 Pennyfields, Felpham, PO22 6BN - Single storey side extension following demolition of existing single storey side extension.
- FP/262/21/PL - Mast at Felpham Way Bognor Regis PO22 8PS - Erection of EE/H3G 15m High Phase 8 Monopole to replace existing EE/H3G 12.5m Phase 5 Monopole and associated ancillary works.
- FP/236/21/HH - 1 Sunnyside Cottages, Flax Mean, Felpham - Flat roof dormer creating additional dormer.

(ii) Members noted that there were no applications that had been **refused** by Arun District Council since the last meeting.

(iii) Members noted that the following applications had been **withdrawn** since the last meeting:

- FP/246/21/PL - 26 Felpham Road, Felpham - Change of Use from retail shop to cafe, including installation of new external kitchen extract duct and bifold doors.

#### PL 108. PLANNING APPLICATIONS:

FP/251/21/HH	5 Davenport Road Felpham PO22 7JP	Erection of single storey rear extension following the demolition of existing lean to.	No objection.
FP/261/21/HH	16 Normans Drive Felpham PO22 8LW	Single storey side/rear extension and conversion of garage with alterations to fenestration and rendering.	No objection.

<b>FP/267/21/HH</b>	23 Links Avenue Felpham PO22 7BL	Single storey flat roof rear extension with associated lantern. Single storey flat roof side porch and erection of a detached garage including demolition of existing garage.	No objection.
<b>FP/270/21/HH</b>	21 Poulner Close Felpham PO22 8HN	First floor side extension over existing garage.	No objection.
<b>FP/275/21/HH</b>	Ciel The Ridgway Felpham PO22 7JQ	Erection of single storey rear extension including the installation of roof lanterns following the demolition of existing conservatory.	No objection.
<b>FP/7/22/T</b>	The Green (bordered by Copeland Rd, Minton Rd and the Ridgeway) Felpham PO22 8EF	1 No. Willow tree (1) - remove 6m on N/E side to leave 2m and crown lift over road up to 2.5m. 1 No. Pine tree (2) - remove lowest limb on S/E. 1 No. Holm Oak (3) - Crown lift over road up to 2.5m and remove limb going into pine tree. 1 No. Poplar tree (4) - re pollard to previous points. 1 No. Pine tree (5) - Crown lift up to 2.5m on South side.	No objection - The proposed works to the various trees on the Green are suitable to keep the Green in a well-managed state, e.g. reducing growth of willow (see image) to avoid overhanging limbs on the road.
<b>FP/5/22/HH</b>	128 Limmer Lane Felpham PO22 7LR	Erection of part single/part two storey front, side and rear extensions, pool plant room and pool, installation of vehicular crossover and driveway, following the demolition of existing extensions, garage and timber shed.	No objection.
<b>FP/3/22/HH</b>	5 Cunningham Gardens Felpham PO22 7QP	Removal of existing conservatory and erection of single storey rear extension.	No objection.
<b>FP/11/22/HH</b>	69 Downview Road Felpham PO22 8JA	Single storey rear infill extension following the	No objection.

		demolition of existing rear conservatory.	
<b>FP/10/22/T</b>	The Old Cottage 10 Vicarage Lane Felpham PO22 7EA	1 No. Holm Oak tree (T1) - Crown lift to 5m, remove all hanging branches, remove all damaged branches and tidying of wounds. 1 No. Yew tree ( T2) - Fell.	<p>Object felling – not object 50% Requested work to crown lift holm oak by 5m is reasonable, given this is a large tree in fairly close proximity to neighbouring properties.</p> <p>To flag – while the oak seems in reasonable health, it does have a large cavity (c.18 inches long) on the north face of the trunk, which has damp rot at the base of the cavity and a split which runs the length of the cavity. On closer inspection, the split extends to around 8 inches into the main trunk, which suggests the structure of this oak is compromised.</p> <p>FPC tree advisor suggests the homeowner obtains an arboricultural survey prior to any work being carried out, to determine how severe the cavity is, particularly as the tree is close to neighbouring properties.</p> <p>In terms of the smaller neighbouring yew tree, the homeowner informs me that the application is incorrect and they do not wish to fell but instead reduce by 50%, which is appropriate as it is encroaching on the holm oak.</p>
<b>FP/14/22/PL</b>	The Old Barn 42 Felpham Road Felpham PO22 7DF	Change of use: Ground floor of former pub to be annexed to provide downstairs living area of existing residence (resubmission following FP/209/20/PL). This site is	No objection.

		in CIL Zone 4 and is CIL Liable as new dwelling.	
<b>FP/15/22/PL</b>	26 Felpham Road Felpham PO22 7AZ	Changing retail shop unit to a cafe which involves the installation of external new kitchen extract duct and bifold doors (resubmission following FP/246/21/PL). This site is in CIL Zone 4 (Zero Rated) as other development.	No objection.
<b>FP/16/22/T</b>	4 Wyke Lane North Felpham PO22 8LE	1 No. Ash tree (T1) - Crown reduction to 12.5m in height and 6m spread.	Requested work to reduce crown of ash tree by 12.5m is appropriate. The tree is overhanging the private road to the point larger vans and 7.5tn lorries are damaging the tree – crown reduction will alleviate this issue.

**PL 109. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:**

<b>FP/18/22/HH</b>	30 Ormesby Crescent Felpham PO22 8EN	Demolition of existing detached garage and erection of two storey side extension and single storey rear extension	Felpham Parish Council object on the basis that the proposed two storey extension is 0.9m from the boundary and not the required 1m, contrary to ADC planning policy.
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**PL 110. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:**

Should councillors have anything to bring up as part of a future review, please raise these in preparation.

Councillor Dave Smart suggested that following comments regarding the validity of the Neighbourhood Plans and reviews there is a need to review every two years and diarise to ensure that we remain consistent, compliant and current. Clerk has checked and if revised, the effective date of the Neighbourhood Plan restarts from the date of review.

**PL 111. BOGNOR REGIS GOLF CLUB**

Councillor Glen Hewlett advised councillors of the impact of having a Neighbourhood Plan on any potential development and commented that this application will be reviewed without pre-determination and councillors are asked to email any comments to the Clerk in preparation for validation of the application.

**PL 112. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):**

None.

**PL 113. BUSINESS AT CHAIRMAN'S DISCRETION:**

None.

**PL 114. DATE OF NEXT MEETING: Tuesday 8<sup>th</sup> March 2022 at 18:15**

The meeting closed at 19.15 pm

**Signed**.....

**Date**.....