

DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 3RD MAY 2022.

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on **Tuesday 12th April 2022** at 6.15 p.m.

PRESENT: Councillors: Glen Hewlett, Graham Matthews, Paul English, Mary Harvey, Michael Harvey, Ros Kissell
Councillor Gloria Moss (Ex Officio)
Councillor Kevin Watson was also in attendance in the public gallery.

PL 126. APOLOGIES FOR ABSENCE:

Councillor Dave Smart, Councillor Bob Budd, Councillor Jaine Wild

PL 127. ABSENCES WITHOUT APOLOGIES:

Councillor Anne Barker, Councillor George Grundy

PL 118. DECLARATIONS OF INTEREST:

There were no declarations of interest at the outset of the meeting.

PL 129. QUESTION TIME:

There were no members of the public present. No questions or issues were raised.

PL 130. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 8TH MARCH/19TH MARCH 2022:

The minutes of the meeting held on the 8th March 2022/19th March 2022 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 5th April 2022.

PL 131. CLERK'S REPORT:

Clerks Report April 2022

PL111 (8/3/22) PL 120 (19/3/22). PLANNING APPLICATIONS:

FP/274/21/OUT Bognor Regis Golf Club Downview Road Felpham PO22 8JD Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

NOW CLOSED FOR COMMENTS Approx. 400 Objections received and 35 Supporting Comments

APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

In accordance with the Arun Local Plan 2018, the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 dwellings are proposed such as on this site. To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 30% affordable dwellings which in this case equates to 144 dwellings.

SURFACE WATER AND FLOOD RISK

Further information has been requested by Engineers and report not detailed enough.

Future development - Sustainable Drainage Systems (SuDS). An FRA and Surface Water Drainage Statement have been provided but it is unclear how the surface water will be controlled from this development. As per the District Drainage Engineers comments, further information is required to ensure the site can be suitably drained post development. The site is located within Flood Zone 3, and as such the EA should be consulted. Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter. Kevin Brook Flood Risk Management Team

NATIONAL HIGHWAYS HAVE NO OBJECTION if £218,707.20 is paid to mitigate impact on A27/A29

ENVIROMENT AGENCY OBJECTION

Insufficient FRA and Water Vole assessment

ARCHAEOLOGY

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

James Kenny
Archaeology advisor
31/03/2022

M/16/22/PL

Land South of
Grevatts Lane/A259
Climping

Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. This application is subject to an Environmental Statement.

NOW CLOSED FOR COMMENTS Approx. 60 Objections received and 8 Supporting Comments

1)ENVIRONMENT AGENCY OBJECTION

Insufficient FRA

2)ARCHAEOLOGY

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

James Kenny
Archaeology advisor
31/03/2022

3) Clymping Parish Council Holding Objection – numerous reasons

Councillor Glen Hewlett commented that it was disappointing that West Sussex County Council Highways in their traffic impact assessment, did not dispute the figures (re: trips to the new course) provided by Hallam Land Management and generally seem to have only small recommendations to mitigate any impact of traffic from the new proposed development.

PL 132. CORRESPONDENCE:

The Clerk confirmed receipt of a notification from Arun District Council regarding CIL payments and a payment of £2075. Councillor Glen Hewlett advised the committee that Felpham Parish Council have five years from receipt to spend with no restriction on projects that benefit the parish and that alleviate problems created by any development. This is calculated by Gross Internal Area x development charge. Should the Golf Club development proceed, Arun District Council must allocate Felpham Parish Council 25% of what they receive uncapped due to our Neighbourhood Plan. Councillors must start to consider potential large projects and this will fall under the remit of the Projects Committee and must be used to help the community. Potentially the Parish Council could receive circa £100,000.

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/11/22/HH - 69 Downview Road Felpham PO22 8JA - Single storey rear infill extension following the demolition of existing rear conservatory.
 - FP/5/22/HH - 128 Limmer Lane, Felpham - 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.
 - FP/17/22/HH – 5 Limmer Lane, Felpham - Erection of first floor side extension, hip to gable roof extension, side extension and remodelling detached garage, new garden shed, chimney remodelling, new roof to conservatory, installation of PV panels to new pitched roof over garage and alterations to fenestration/openings. (This application may affect the character and appearance of the Felpham Conservation Area).
 - FP/24/22/HH - 11 Wordsworth Gardens, Felpham - Single storey rear extension with roof light
 - FP/273/21/HH - 23 Felpham Way, Felpham - Extension to existing drop kerb to the right by 3.6 m.
 - FP/30/22/T - 47 Roundle Avenue, Felpham - Fell 1 No. Populus tree.
- (ii) Members noted that there was one application that had been **refused** by Arun District Council since the last meeting.
- FP/16/22/T - 4 Wyke Lane North Felpham PO22 8LE - 1 No. Ash tree (T1) - Crown reduction to 12.5m in height and 6m spread.
- (iii) Members noted that the following applications had been **withdrawn** since the last meeting:
- FP/22/22/T - Wey House 77 Downview Road Felpham PO22 8JB - 1 No. Atlantic Cedar (T1) - Crown reduction to height 12.5m and spread 10m. 1 No. Norway Maple (T2) - Pollard the crown to height 4.5m and 2.5m

PL 133. PLANNING APPLICATIONS:

FP/32/22/HH	8 Longport Road Felpham PO22 7JU	Erection of single storey rear extension	No objection
FP/33/22/HH	30 Red Barn Crescent Felpham PO22 8FB	Retention of garden studio in rear garden.	No objection
FP/35/22/HH	8 Southview Road Felpham PO22 7JA	Removal of existing detached garage and erection of single storey side extension.	No objection
FP/37/22/HH	26 Minton Road Felpham PO22 7JN	Removal of existing detached garage and store and erection of detached garage.	No objection
FP/42/22/CL P	38 Limmer Lane Felpham PO22 7EU	Lawful development certificate for a proposed single storey rear extension and external & internal alterations	No objection
FP/41/22/HH	35 Davenport Road Felpham PO22 7JS	Construction of a replacement sun room	No objection
FP/46/22/T	25 Lindsey Court Felpham PO22 8JQ	1 No. Ash tree - remove 2.5m branch overhanging neighbouring property.	No objection
FP/45/22/HH	Fleet Cottage The Ridgway Felpham PO22 7JQ	Single storey side extension, installation of front canopy and alterations to fenestration/openings.	No objection
FP/47/22/HH	99 Limmer Lane Felpham PO22 7LP	Two storey extension to side and rear and single storey front porch.	Objection: Currently, a ground floor garage is adjacent to the west boundary (150mm). Under the original drawing there was a significant step back to give greater separation from the boundary. These proposals are to build on the existing garage but

			with a smaller set back and thus it is unclear (as no measurements supplied on the drawings) whether this is in line with Arun District Council policy and that a separation at first floor of 1m is achieved.
FP/48/22/HH	30 Limmer Lane Felpham PO22 7ET	Erection of part single, part two storey rear extension, single storey side extension, roof replacement, installation of front porch canopy and alterations to fenestration following the demolition of existing garage. This application may affect the character and appearance of the Felpham Conservation Area.	Councillor Michael Harvey queried ESD 8 (Sustainable Design), but this no longer forms part of the Neighbourhood Plan as this was deleted by the examiner. ESD14 (Sustainability and Energy Efficiency) may apply for applications on new development but would be regulated by the Building Inspector at Arun District Planning Department as this application would require Building Regulations on the proposed development. No objection

PL 134. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/57/22/T	71 Outerwyke Road Felpham PO22 8LT	1 No. Maple tree (T1) - Reduce Northern aspect by 2m to leave 10m.	Tree Warden to view.
FP/50/22/HH	32 Normans Drive Felpham PO22 8LW	Erection of proposed garden outbuilding.	No objection

PL 135. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

Councillor Glen Hewlett reported two planning matters that will be relevant to Felpham Parish Council:

- Worthing Borough Council has lodged a High Court case to fight plans for a 475-home development. Its legal challenge comes after the government overturned its decision to reject the proposed development on Goring Gap.

In March 2021, the council agreed that the area was an important green gap and that development would adversely impact the setting of the South Downs National Park and add to traffic congestion. However, a government-appointed planning inspector overturned this decision in February this year, and said the homes could be built.

People across Worthing and the surrounding areas have expressed fervent opposition to the plans. There were more than 1,200 letters of objection to the planning application and significant public support for the emerging Local Plan that sought to protect the important green gap separating Worthing from Ferring.
- Development of 26 new houses in Bosham have been refused by Chichester District Council. The proposal would have seen the new homes built on the Main Road in Bosham.

In a statement of refusal Chichester District Council: “The site lies outside of an identified Settlement Boundary and in the designated countryside or Rest of Plan Area wherein the policies of the development plan state that development will only be permitted where it requires a countryside location and meets an essential, small scale and local need which cannot be met within or immediately adjacent to the existing settlement.

The Council is able to demonstrate that it has a five year housing land supply.

“The proposed housing, located outside the settlement boundary, would have an adverse impact on the amenity of the surrounding area and would result in a development in an unsustainable location in terms of access to local services and facilities and reliance on private motor vehicles.

“In the absence of a signed Section 106 Agreement the application makes no provision for securing the necessary infrastructure obligations the proposal generates, including the provision of affordable housing; a financial contribution to mitigate the impact of the development on the A27 Chichester bypass; the provision and maintenance of public open space and community orchard and mitigation of recreational disturbance at Chichester and Langstone Harbours Special Protection Area.

PL 136. BUSINESS AT CHAIRMAN’S DISCRETION:

None.

PL 137. DATE OF NEXT MEETING: Tuesday 10th May 2022 at 18:15

The meeting closed at 6.57 pm

Signed.....

Date.....