

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on **Tuesday 10th May 2022** at 6.15 p.m.

PRESENT: Councillors: Glen Hewlett, Graham Matthews, Anne Barker, Bob Budd, George Grundy, Mary Harvey, Michael Harvey, Ros Kissell
Councillor Gloria Moss, Councillor Dave Smart (Ex Officio)
Councillor Kevin Watson was also in attendance in the public gallery.

PL 1. APOLOGIES FOR ABSENCE:

Councillor Paul English, Councillor Jaine Wild

PL 2. ABSENCES WITHOUT APOLOGIES:

None

PL 3. NOMINATION OF CHAIRMAN OF THE COMMITTEE FOR 2022/23.

Councillor Dave Smart nominated Councillor Glen Hewlett for Chairman, this was seconded by Councillor Gloria Moss, and on a vote was unanimously agreed. Councillor Glen Hewlett accepted and thanked the committee for the nomination. There were no other nominations or councillors wishing to stand.

PL 4. NOMINATION OF VICE-CHAIRMAN FOR 2022/23.

Councillor Glen Hewlett nominated Councillor Graham Matthews for Vice-Chairman, this was seconded by Councillor Mary Harvey, and on a vote was unanimously agreed. Councillor Graham Matthews accepted and thanked the committee for the nomination. There were no other nominations or councillors wishing to stand.

PL 5. DECLARATIONS OF INTEREST:

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

PL 6. QUESTION TIME:

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

PL 7. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 12th APRIL 2022:

The minutes of the meeting held on the 12th April 2022 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 3rd May 2022.

PL 8. CLERK'S REPORT:

The Clerk's Report was distributed to councillors prior to the meeting and will be attached to the minutes.

PL 9. CORRESPONDENCE:

The Clerk reported that he had received a letter from Nick Gibb regarding the LEC Airfield giving a comprehensive response from the Civil Aviation Authority and detailing the legislation surrounding it. This ties in with the information that is currently given out by Felpham Parish Council.

Councillor Glen Hewlett reported that the second consultation period for Rampion 2 and those properties 100 m from shoreline has now closed. As a representative for the local area, Councillor Hewlett has been informed that following this, any potential changes to the proposals are being considered. The liaison group meeting will take place on 8th June with any changes being outlined. There will then be a proposal in the autumn with a further consultation period. This will then need to be discussed by the Planning Committee, although Councillor Hewlett commented that it is almost impossible to gauge parish opinion. Middleton Parish Council has objected.

Councillor Dave Smart advised that there are several parish councils that support the Rampion 2 development and that he had received a phone call from Nick Gibb and informed him of Felpham Parish Council's position of neutrality.

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

- FP/25/22/HH - 49 Minton Road, Felpham - Removal of existing conservatory, installation of new front glazed canopy, cladding of front elevation and replacement windows.
- FP/15/22/PL - 26 Felpham Road, Felpham - 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
- FP/26/22/HH - 43 Limmer Lane, Felpham - First floor rear extension.
- FP/27/22/CLP - 15 Wyke Lane North, Felpham - Lawful development certificate for the proposed amendment of the flat roof to a pitched roof, tie it into the existing pitch and re-cover the entire roof.
- FP/32/22/HH - 8 Longport Road, Felpham - Erection of single storey rear extension.
- FP/35/22/HH - 8 Southview Road, Felpham - Removal of existing detached garage and erection of single storey side extension
- FP/33/22/HH - 30 Red Barn Crescent, Felpham - Retention of garden studio in rear garden.
- FP/37/22/HH - 26 Minton Road, Felpham - Removal of existing detached garage and store and erection of detached garage.
- FP/41/22/HH - 35 Davenport Road, Felpham - Construction of a replacement sun room.

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

None

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

None

PL 10. PLANNING APPLICATIONS:

FP/43/22/NM A	5 Davenport Road Felpham PO22 7JP	Non-material amendment following grant of FP/251/21/HH for a mansard roof mirroring the pitch of the existing house, with a flat roof behind, lower overall height of extension and tiles to match existing house.	No objection.
FP/55/22/HH	7 Lindsey Court Felpham PO22 8JQ	Erection of self-contained annexe in rear.	Object on the following grounds: There is insufficient information regarding the internal dimensions to ensure that this application meets the government guidelines of 50m/2.

			<p>Felpham Parish Council have concerns regarding those trees nearby that have TPOs.</p> <p>No additional allocation appears to have been made for parking.</p>
FP/60/22/HH	8 Wansford Way Felpham PO22 7NL	Erection of single storey rear and front extension, conversion of loft to habitable use including the installation of 3 x rear dormers and a first-floor balcony following demolition of existing front porch and rear extension/conservatory.	No objection providing balcony is obscure glass.
FP/63/22/HH	28 Hedgeway Felpham PO22 7QY	Erection of single storey side extension and installation of brick garden wall replacing the existing fence panels.	No objection.
FP/64/22/HH	12 Courtlands Way Felpham PO22 6AW	Erection of single storey pitch roof rear extension and replacement carport roof.	No objection.
FP/65/22/HH	54 Flansham Lane Felpham PO22 6AH	Erection of single storey side/rear extension to create self-contained annexe for ancillary use.	No objection.
FP/66/22/HH	58 Outerwyke Road Felpham PO22 8NF	Erection of single storey front extension and timber shed in front garden.	No objection.

PL 11. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/67/22/T	The Ridings 4A Wedgwood Road Felpham PO22 7JF	Various works to various trees.	Propose that Tree Warden to view and his comments be submitted to ADC planning portal.
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FP/70/22/NMA	16 Normans Drive Felpham PO22 8LW	Non-material amendment following grant of FP/261/21/HH to extend the side extension reducing the courtyard space and increasing the bedroom.	No objection.
FP/71/22/HH	21 Broomcroft Road Felpham PO22 7NJ	Alterations to front facing first floor balcony and roof.	No objection.
FP/76/22/DOC	Land North of Felpham Felpham	Approval of details reserved by condition imposed under FP/248/20/PL relating to conditions 8-levels, 12-surface water drainage, 13-discharge flows to watercourses, 14-maintenance and management of surface water drainage system and 21-Landscape and Ecological Management Plan.	No comment – Clerk to check decision for July meeting. Clerk to write and ask when works will commence.
FP/77/22/HH	27 Sea Drive Felpham PO22 7NE	Garage conversion to habitable use and installation of 1 x side dormer.	No objection providing dormer has obscure glass fitted.

PL 12. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

None

PL 13. BUSINESS AT CHAIRMAN'S DISCRETION:

Councillor Dave Smart offered his thanks to Councillor Glen Hewlett for excellent work as Chair of the Planning Committee and the exceptional work produced.

PL 14. DATE OF NEXT MEETING: Tuesday 14th June 2022 at 18:15

The meeting closed at 18.54 pm

Signed.....

Date.....

PLANNING & LICENCING ADVISORY COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE
Clerks Report May 2022

FP/274/21/OUT Bognor Regis Golf Club Downview Road Felpham PO22 8JD
From :
From: Graham Matthews <g.matthews@felphampc.gov.uk>
Sent: 03 May 2022 20:33
To: All Councillors <councillors@felphampc.gov.uk>; David X Edwards
<David.X.Edwards@westsussex.gov.uk>
Cc: Clerk <clerk@felphampc.gov.uk>; Nicola Meaney <N.Meaney@felphampc.gov.uk>
Subject: FP/274/21 Golf Course

Evening

Attached I hope, the comments from Southern Water as I highlighted this evening. Not a formal objection but they are obviously concerned.

Case Officer: Hannah Kersley Reference: **FP/16/22/T** Location: 4 Wyke Lane North, Felpham, PO22 8LE
Proposal: 1no. ash tree (T1) - Crown reduction to 12.5m in height and 6m spread Reasons given: None
provided Comments on Application: Ash / Fraxinus excelsior Height: 12m Average radial spread: 6m Age
class: Early mature •

Outwardly and from roadside this tree appears to be in a fine physiological state and assumed to be so in the absence of any evidence provided to the contrary. - It is a long-lapsed pollard and has formed a balanced crown profile. It makes a valuable contribution to the street scene.

- The agent and I appear to disagree in our assessment of the tree's overall dimensions, although this does not affect my recommendation.
- ***The Parish Council's Tree Warden observed impact damage in the crown from high-sided vehicles. If low growth over the carriageway is a concern, the agent and their client should consider the exception for 'dangerous trees and branches' which I have referred to in advisory at the foot of this report.***

Conclusions: • This tree requires careful management that respects its vulnerability to environmental changes and potential disease progression.
• No arboricultural justification has been provided for whole crown reduction pruning to any extent, at this time. Recommendation: • I recommend REFUSAL for this application. Advisory: • Regulation 14 – (1) (c) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 permits 'The lopping of tree branches to the extent that such works are urgently necessary to remove an immediate risk of serious harm' as an exception from the normal application process. In practice here, that permits the applicant to prune those branches which overhang the public highway, achieving maximum overhead clearance of 5metres directly above the carriageway, without recourse to this authority. Mark Warwick Tree Officer / Greenspace

PL132 After end of year close down a new cost centre has been created for CiL payments. A document from ADC re CiL payments and their use was previously circulated to Councillors.

From: Clerk

Sent: 26 April 2022 12:41

To: All Councillors <councillors@felphampc.gov.uk>