

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on Tuesday 14th June 2022 at 6.15 p.m.

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

PL 15. APOLOGIES FOR ABSENCE:

None

PL 16. ABSENCES WITHOUT APOLOGIES:

None

PL 17. DECLARATIONS OF INTEREST:

Councillor Michael Harvey and Councillor Mary Harvey declared a personal interest in FP/88/22/DOC.

PL 18. QUESTION TIME:

There was one member of the public present, Mr Chris Walmsley, attending on behalf of Summerley Estate Management Company Ltd regarding Agenda Item PL 20.

PL 19. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 10TH MAY 2022:

The minutes of the meeting held on the 10th May 2022 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 7th June 2022.

PL 20. ADDITION OF THREE FOOTPATHS AT SUMMERLEY ESTATE, FELPHAM – WSCC DMMO APPLICATIONS

Councillor Glen Hewlett outlined the correspondence from West Sussex County Council regarding the Application for Definitive Map Modification Order Wildlife and Countryside Act 1981, applying for three routes on the Summerley Estate. Councillors had been circulated details of this along with the letter received from the Summerley Estate Management Company outlining their concerns. Chris Walmsley advised councillors that in his view the request had been precipitated by the Summerley Estate Management Company placing

notices throughout the estate that were badly worded. Summerley Fields residents had objected to these notices, having historically accessed the beach through the twittens and subsequently the notices were taken down. Mr Walmsley reported that agreement had been reached with those individuals making the applications, that these would be withdrawn if right of way could be guaranteed to residents of Summerley Fields in perpetuity. This did not prove feasible as no corporate body existed to make a contract with and so the application progressed. Mr Walmsley advised that there was no objection to Summerley Fields residents using these twittens but by making them a Public Right of Way they will be advertised to the wider public and the primary concern is for the health and safety of users with no pavements, lighting etc. He reported that a traffic survey had also been carried out last year on the Summerley Estate and it was estimated that over 100,000 vehicle movements travel in excess of 25mph. New signage will shortly be erected asking visitors to take care and have dogs on leads. The applicants are happy with these proposed signs.

Councillor Dave Smart questioned the evidence suggesting that there would be a huge increase in use of the twittens as a result of the PROW. Mr Walmsley agreed that there was no direct evidence but that this was anticipated by virtue of the twittens being publicised.

Councillor Mary Harvey asked who was responsible for the upkeep of the twittens and Mr Walmsley confirmed that these were maintained by the Summerley Estate Management Company.

Councillor Jaine Wild asked Mr Walmsley why the original posters had been put in place and it was confirmed that the newly formed management company had erected these following the advice of a solicitor, but that presumed dedication meant that the routes can never be closed. Councillor Glen Hewlett advised that contrary to this, should the Summerley Estate Management Company decide to, the routes might be closed for up to 18 months or longer whilst presumption of evidence is gathered.

Councillor George Grundy commented that the barrier in place to limit vehicles in the summer meant that it was unlikely that PROWs would result in a large increase in footfall.

Councillor Anne Barker expressed concern as twittens are historic routes throughout West Sussex and Felpham residents should have access to these as residents of West Sussex. Councillor Barker acknowledged the concerns regarding danger but commented that those people not using the twittens are walking through other estates where dangers are also not known and so this cannot be measured.

Councillor Bob Budd stated that although he acknowledged health and safety concerns, Limmer Lane had the same problems with lack of pavements and vehicle speeds and was regularly used by pedestrians. He stated that in his opinion, residents should have reasonable access.

Councillor Paul English reported that at the time the notices were erected on the Summerley Estate, he had received a number of complaints from residents throughout the area including the Roundle Estate and Flansham Park as well as Summerley Fields. It was unlikely that people from outside the area would park to use these twittens and there was no way that a promise could be made that residents of Felpham would be allowed to use these in perpetuity.

Councillor Graham Matthews commented as a previous tenant on the Summerly Fields estate, 1976, that the twittens were in place before Summerly Fields were built and that he remembered footfall increasing when Flansham park was built. He felt that they should be protected.

Councillor Glen Hewlett commented that most users know these routes and have used them for many years. There were only three possible potential status for the twittens: private land, permissive ways or PROW. A permissive way can be withdrawn by the landowner at any time without any notice. The signage had alarmed residents and made them believe that the permissive ways could be closed at some point.

Councillor Bob Budd proposed that the Planning Committee support the approval of the registration of three routes as Public Rights of Way and this was seconded by Councillor Jaine Wild. Nine councillors voted for the proposal with one against and two abstentions including Councillor Paul English.

Mr Walmsley concluded by apologising for any ill feeling caused by the placement of notices on the Summerley Estate.

PL 21. CLERK'S REPORT:

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

Councillor Glen Hewlett reported on the Levelling Up Housing and Select Committee Report outlining revised planning guidance following the White Paper 2020. Fees for planning applications will increase by 1/3 for small applications and 1/4 larger. It is also proposed that there will be a reduced time of 18 months from approval to building in an attempt to stop land banking.

The Clerk reported on an online Teams meeting on 8/6/22 outlining a potential application for a proposed end of life care home development with associated landscaping, access, and parking facilities on the land North of Stanhorn Grove, Felpham. Following pre application meetings with Arun District Council Planning department, the developer outlined the proposed plans which would be on the former school site. Councillor Dave Smart underlined the fact that councillors expressed no views on the information provided. It is anticipated that the application will be lodged in June/July.

PL 22. CORRESPONDENCE:

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/33/22/HH - Retention of garden studio in rear garden - 30 Red Barn Crescent, Felpham
 - FP/37/22/HH - Removal of existing detached garage and store and erection of detached garage - 26 Minton Road
 - FP/41/22/HH - Construction of a replacement sun room - 35 Davenport Road, Felpham

- FP/43/22/NMA - 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 - 5 Davenport Road Felpham PO22 7JP
- FP/70/22/NMA - Non-material amendment following grant of FP/261/21/HH to extend the side extension reducing the courtyard space and increasing the bedroom - 16 Normans Drive Felpham
- FP/76/22/DOC - 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 - Land North of Felpham
- FP/42/22/CLP - Lawful development certificate for a proposed single storey rear extension and external & internal alterations - 38 Limmer Lane, Felpham
- FP/46/22/T - 1 No. Ash tree - remove 2.5m branch overhanging neighbouring property - 25 Lindsey Court, Felpham
- FP/45/22/HH - Single storey side extension, installation of front canopy and alterations to fenestration/openings - Fleet Cottage, The Ridgway, Felpham
- FP/47/22/HH - Two storey extension to side and rear and single storey front porch - 99 Limmer Lane, Felpham
- FP/48/22/HH - 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 - 30 Limmer Lane, Felpham
- FP/57/22/T 1 No. Maple tree (T1) - Reduce Northern aspect by 2m to leave 10m - 71 Outerwyke Road, Felpham
- FP/50/22/HH - Erection of proposed garden outbuilding - 32 Normans Drive, Felpham
- FP/70/22/NMA - Non-material amendment following grant of FP/261/21/HH to extend the side extension reducing the courtyard space and increasing the bedroom - 16 Normans Drive, Felpham
- FP/56/22/HH - Installation of front dormer with juliette balcony, conversion of garage to habitable use and alterations to rear fenestration/openings - 11 Davenport Road Felpham PO22 7JR
- FP/56/22/HH Installation of front dormer with juliette balcony, conversion of garage to habitable use and alterations to rear fenestration/openings - 11 Davenport Road, Felpham
- FP/64/22/HH - Erection of single storey pitch roof rear extension and replacement carport roof - 12 Courtlands Way Felpham PO22 6AW

(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:

- FP/55/22/HH - Erection of self-contained annexe in rear - 7 Lindsey Court Felpham PO22 8JQ

PL 23. PLANNING APPLICATIONS:

FP/78/22/PL	32 Sea Drive Felpham PO22 7NE	Variation of Condition following grant of FP/51/21/PL relating to Condition No 2 - approved plans	No objection.
FP/59/22/HH	Beach House Havelock Close Felpham PO22 7AY	Erection of single storey side and rear extension, installation of front lower level wall and external alterations including rendering and cladding following the demolition of existing front wall, side porch and rear conservatory.	No objection.
FP/81/22/HH	59 Roundle Avenue Felpham PO22 8LJ	Replace existing poly-carbonate front garden room roof form a new pitched roof to the garden room and cover using conventional roof tiles.	No objection.
FP/82/22/HH	31 Lindsey Court Felpham PO22 8JQ	Single storey rear extension.	Withdrawn
FP/85/22/HH	Cortez House 3 Courtlands Way Felpham PO22 6AW	Replace existing conservatory glazed roof with solid tiled roof including rooflights and alterations to fenestration/openings	No objection.
FP/88/22/DOC	30 Limmer Lane Felpham PO22 7ET	Approval of details reserved by condition imposed under ref FP/48/22/HH relating to Condition No 3 - replacement of tree to be felled.	No objection.
FP/84/22/PL	7 Ambleside Close Felpham PO22 8NG	Erection of 1 No three-bed detached dwelling (resubmission of	Objection: No adequate turning circle for vehicles meaning that they will have to reverse onto

		FP/86/21/PL). This site is in CIL Zone 4 and is CIL Liable as a new dwelling.	the road. This problem has still not been addressed as per previous applications.
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PL 24. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/83/22/T	23 Hedgerow Close Felpham PO22 8BP	1 no. Oak Tree (T1) reduce large horizontal structure limb facing North by 3m leaving limb approx. 3m. 1no. Ash Tree (T2) cut back to previous pruning points on North side of canopy to leave height approx. 18m and spread approx. 14m.	Tree Warden to view.
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PL 25. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

Councillor Glen Hewlett reported on the Updated Planning Compliance Strategy which originally went to Arun District Council Planning Committee without going out to stakeholders. The document had been distributed to councillors and made available online. Councillor Glen Hewlett has compiled comments on this document and advised that in his view the strategy was too open to interpretation. **Councillors are asked to view and respond to the Clerk by 22nd June. A response will then be made by the Clerk to Arun District Council.**

PL 26. BUSINESS AT CHAIRMAN'S DISCRETION:

None

PL 27. DATE OF NEXT MEETING: Tuesday 12th July 2022 at 18:15

The meeting closed at 19.24 pm

Signed.....

Date.....

PLANNING & LICENCING ADVISORY COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE

Clerks Report June 2022

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.

Other Updates

Online Teams meeting on 8/6/22 15.00 , regarding a potential application for a Proposed **end of life** care home development with associated landscaping, access, and parking facilities.

Address:

Land North of Stanhorn Grove,
Felpham,
West Sussex

What3Words: ///launch.spot.shaped

Samantha Lowdon <samantha.lowdon@adgarchitects.co.uk>

Clerk <clerk@felphampc.gov.uk>

john.bell <john.bell@adgarchitects.co.uk>; Carolyn Mace <carolyn.mace@adgarchitects.co.uk>; Nicola Meaney <N.Meaney@felphampc.gov.uk>; Glen Hewlett <g.hewlett@felphampc.gov.uk>; David Smart

<d.smart@felphampc.gov.uk>

Subject: RE: H.20.48 Felpham

Address: Ground Floor Suite, 6 Pioneer Court, Darlington DL1 4WD

Telephone: 01325 464111

E-mail: samantha.lowdon@adgarchitects.co.uk

John Bell (AGD Architects) and Ray Tod (builder) were present at the virtual meeting.
See Meetings Assoc, Docs for full design guide.

Application due submission in about 1 month, expected commencement of 18 months minimum, not expected to clash with pitch development.

70 Residents – 50% bed bound – Own Registered nurses on site so little / no reliance on local GP/Hospital services , no more than would be normal and reducing demand for services as dealt with in house.

54% of 8672 m2 site landscaped. 4331m2 of building.
Pre App submitted to ADC Oct 2021 PAA/108/21

Access road to be adopted.