

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

PRESENT: Councillors: Glen Hewlett, George Grundy, Mary Harvey, Michael Harvey, Ros Kissell, Jaine Wild
Councillor Dave Smart (Ex Officio)
Councillor Kevin Watson was also in attendance in the public gallery.

PL 28. APOLOGIES FOR ABSENCE:

Councillors: Graham Matthews, Anne Barker, Bob Budd, Paul English, Gloria Moss

PL 29. ABSENCES WITHOUT APOLOGIES:

None

PL 30. DECLARATIONS OF INTEREST:

Councillor Jaine Wild declared a personal interest in application FP/113/22/T.

PL 31. QUESTION TIME:

There was one member of the public present who requested further information on item PL 37.

**PL 32. TO RECEIVE THE MINUTES OF THE PLANNING & LICENSING COMMITTEE AND
THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 14TH JUNE 2022:**

The minutes of the meeting held on the 14th June 2022 were **APPROVED** as a true and accurate record and these minutes were ratified at the Main Council meeting on the 5th July 2022.

PL 33. CLERK'S REPORT:

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

PL 34. CORRESPONDENCE:

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/67/22/T - Various works to various trees - The Ridings 4A Wedgwood Road Felpham
 - FP/60/22/HH - 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 - 8 Wansford Way, Felpham
 - FP/64/22/HH Erection of single storey pitch roof rear extension and replacement carport roof - 12 Courtlands Way, Felpham
 - FP/66/22/HH - Erection of single storey front extension - 58 Outerwyke Road, Felpham
 - FP/65/22/HH - Erection of single storey side/rear extension to create self-contained annexe for ancillary use - 54 Flansham Lane Felpham PO22 6AH
 - FP/71/22/HH - Alterations to front facing first floor balcony and roof - 21 Broomcroft Road Felpham PO22 7NJ
 - FP/63/22/HH - Erection of single storey side extension and installation of brick garden wall replacing the existing fence panels - 28 Hedgeway, Felpham
 - FP/77/22/HH - Garage conversion to habitable use and installation of 1 x side dormer - 27 Sea Drive, Felpham
 - FP/59/22/HH - 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 - Beach House Havelock Close Felpham PO22 7AY
 - FP/81/22/HH - Replace existing poly-carbonate front garden room roof form a new pitched roof to the garden room and cover using conventional roof tiles - 59 Roundle Avenue Felpham PO22 8LJ
 - FP/82/22/HH – Single storey rear extension - 31 Lindsey Court Felpham PO22 8JQ
 - FP/78/22/PL - Variation of Condition following grant of FP/51/21/PL relating to Condition No 2 - approved plans - 32 Sea Drive Felpham PO22 7NE
- (ii) Members noted that there was one application that had been **refused** by Arun District Council since the last meeting.
- FP/31/22/PL - Construction of a pair of semi-detached dwellings with electric mobility scooter/cycle & refuse storage facilities. This site is in CIL Zone 4 and is CIL Liable as new dwellings - 107 Felpham Way Felpham PO22 8QB
- (iii) Members noted that the following applications had been **withdrawn** since the last meeting:
- FP/72/22/T - 16 Kingsmead Felpham PO22 7BE - Fell 1no. Robinia tree.

PL 35. PLANNING APPLICATIONS:

FP/99/22/CLP	49 Summerley Lane Felpham PO22 7HY	Lawful development certificate for the proposed removal of an existing conservatory to be replaced with a new single storey extension sited on the footprint of the former conservatory.	No objection
FP/100/22/HH	32 Links Avenue Felpham PO22 7BX	Single storey rear extension and alterations to fenestration.	No objection
FP/107/22/T	Fernbank Cottage Waterloo Road Felpham PO22 7EH	1no. Yew tree (T1) - 1-2m crown reduction to growth points leaving tree 9m high and 8m in spread in Felpham conservation area.	No objection. Comments from Felpham Parish Council Tree Warden to be forwarded.
FP/109/22/DOC	26 Felpham Road Felpham PO22 7AZ	Approval of details reserved by condition imposed under ref FP/15/22/PL relating to Condition No 2 - verification report.	No objection
FP/108/22/HH	16 Whitelands Felpham PO22 8JG	Erection of single storey rear extension following demolition of existing rear conservatory.	No objection
WSCC/019/22	Felpham Community College, Felpham Way, West Sussex, PO22 8EL	Demolition of existing caretakers lodge and erection of new single-storey building with external landscaping and associated works	No objection but Felpham Parish Council are concerned about the proximity of the footpath and accessway in Drygrounds Lane.
FP/111/22/T	12 The Midway Felpham PO22 7HA	1no. Horse Chestnut tree crown is to be thinned by 20% and height reduced by 2.5m leaving tree 14m high, no change in spread.	No objection. Comments from Felpham Parish Council Tree Warden to be forwarded.

PL 36. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/113/22/T	17 Bala Crescent Felpham PO22 8LY	Oak tree (T1) reduce over hanging branches on the easterly aspect by 1.5 - 2m leaving a radial spread of 8-10 metres.	No objection. Comments from Felpham Parish Council Tree Warden to be forwarded.
FP/114/22/TEL	Verge at junction of Middleton Road and Park Drive Felpham PO22 6RJ	Prior Notification under Schedule 2 Part 16 Class A for proposed 5G telecoms installation, H3G street pole and additional equipment cabinets.	No objection.
FP/115/22/DOC	The Old Barn 42 Felpham Road Felpham PO22 7DF	Approval of details reserved by condition imposed under ref FP/14/22/PL relating to Condition Nos 6 - Biodiversity Net Gain and 7 - decentralised, renewable and low carbon energy.	No objection.
FP/104/22/PL	Land off Stanhorn Grove Felpham PO22 8FA	Proposed Care Home with Car Parking, Landscaping and Ancillary Facilities. This application is in CIL Zone 4 (zero rated) as other development.	No objection.
FP/118/22/PL	14 Davenport Road Felpham PO22 7JR	Variation of condition following FP/113/21/HH relating to Condition No 2 - approved plans	No objection.

PL 37. BOGNOR REGIS GOLF CLUB

Councillor Glen Hewlett advised that anyone who made a comment on the applications FP/274/21/OUT (Bognor Golf Club application) and M/16/22/PL (Ancton Golf Course application) will have received an email from Arun Planning Department advising that new documents have been lodged.

Councillor Hewlett had reviewed the documents and the following amendments had been identified:

FP/274/21/OUT - New Documents posted 21.06.2022:

- 1) Technical Note WSCC PROW -JNY10830-13 ~ recommendations from Public Rights of Way officer will be met by contribution under section 106 agreement;
- 2) Technical Note West Sussex County Council JNY 10830-08 ~ Highways comments. Covers:
 - a) Cyclist provisions – dedicated cycle lanes
 - b) Cyclist provisions – shared with pedestrians
 - c) Improving bus stops – drop kerbs provision
 - d) Improving bus stops – real time bus time provision
 - e) Road safety audit – improve/redesign drainage
 - f) Road safety audit – increased risk of cyclist pedestrian collisions – tactile paving
 - g) Traffic ImPact Assessment – to be revised in 2031 in light of additional building committed to – 1200 dwellings Ford, 250 dwellings Bilsham Road, Yapton, 300 dwellings in B2233 Main Road Yapton, land west of Bilsham 2500 dwelling + 3000 dwellings Barnham/Eastergate. In addition, employment land (Amazon depot + west of Bilsham + Barnham/Eastergate).
 - h) All main junctions will be close to limit in 2031
 - i) Query on numbers of vehicles using Downsview/B2259 junction to be answered
 - j) Middleton roundabout - Reduce width of north Island suggested
 - k) Middleton roundabout - Increase west approach arm to two lanes
 - l) WSCC do not accept the applicant's proposals for the Downsview/B2259 junction as queues will be excessive (in excess of 550m) – ref: 1.68, 1.69 + 1.70
 - m) Charging points to be fitted to dwellings in line with ADC and WSCC requirements
- 3) Conclusion 1.92 Travel Plan JNY10830-03 v.02 – suggested alterations to make it more acceptable
- 4) Hydraulic Modelling report – technical report about Flood risk. Concluded despite extra requirements by ADC that flooding will be limited to the roadway on the current Golf course or addressed by the mitigation measures in the southeast of the site
- 5) LRM Ecology response – to planning officers request/question answering
- 6) Cover letter re: substitute plans and consultee response
 - a) Amendment to red line new site area 39.56 ha
 - b) Minor amendment to site access following WSCC comments
- 7) JNY10830 -04F – substitute plan for site access
- 8) Demolition plan – 171-UW-P-A-012 rev B – revised demolition plan submitted
- 9) Illustrative Masterplan 171-UW-P-A-011 Rev A – new plan submitted
- 10) Tree retention plan – 171-UW-P-A-010 Rev A – revised plan submitted
- 11) Movement and Connectivity Parameter Plan-171-UW-p-A-009 Rev B – revised plan submitted
- 12) Green and Blue Infrastructure parameter plan-171-UW-P-A-008-Rev A – revised plan submitted
- 13) Building Heights parameter plan-171-UW-P-A-007- Rev B –revised plan submitted
- 14) Development Density parameter pla-171-UW-P-A-006 Rev B – revised plan submitted
- 15) Land use parameter plans-171-UW-P-A-005-Rev B – revised plan submitted
- 16) Site Location plan-171-UW-P-A-005- Rev B – revised plan submitted
- 17) Access road off Downview – new configuration
- 18) Sussex Police – no major concerns

Ancton Golf Course M/16/22/PL – Further documents lodged - June 22:

1. Technical Note JNY 10830-07 Addresses the concerns of the Public Rights of Way Officer of West Sussex County Council. It confirms that the footpath is a PROW NOT a bridleway as detailed in the application. It details the way at which cyclists can safely interact with pedestrians as they CROSS the PROW
2. Technical Note JNY 10830-07 addresses the concerns raised by West Sussex County Council Highways and the 9 recommendations from them. These include the road access, the lighting of the access, turning of farm vehicles, the number of car parking spaces (241 including 13 disabled) and balls accessing the road. Addresses all the points raised
3. Relates to the Travel Plan JNY 10830 – 04. This is version 2. Sets requirements and monitoring protocols. Mainly aimed at staff. Places a lot of onus and cost on the golf club with follow up monitoring after 1,3 and 5 years. It doesn't address however who is going to do the monitoring and who is going to receive it at ADC
4. The Bognor Modelling of flooding risk (Note 220407) on the Ancton site states that the detrimental effect on that site will be negligible
5. Ecology response – shows minimal impact on wildlife in the area of the new golf course. A lighting strategy will be adopted
6. Arboricultural method statement for pruning and felling of trees has been lodged
7. Arboricultural report A has been lodged to address the issues raised with regards to the new golf course by the tree officer of ADC
8. Proposed access arrangements as a substitute plan JNY 10830-09 have been lodged
9. 3 documents – BRGC Nov V4 00 DR A PL101/PL102/PL103 PL2 have been lodged to show hard landscaping proposals
10. Access details 171 UW P B 27 Rev A has been lodged (substitute plan)
11. Rights of Way 171 UW P B 026 Rev B has been lodged (substitute plan)
12. Soft work planting schedule 171 UW P B 025 has been lodged (substitute plan)
13. Two documents (Rev B) for soft works general arrangements (171 UW P B 025) have been lodged plus a reference plan (substitute plans)
14. An irrigation layout 10-EGD-1352.410.01 Rev A has been lodged (substitute plan)
15. Proposed block Plan 9-EGD-1352.409.01 Rev A has been lodged (substitute plan)
16. Landscape concept plan 8-EGD 1352.408.01 Rev A has been lodged (substitute plan)
17. Proposed site plan 7-EGD1352.407.01 Rev A has been lodged (substitute plan)
18. Drainage Plan 6-EGD1352.406.01 Rev A has been lodged (substitute plan)
19. Grading plan 5-EGD1352.405.01 Rev A has been lodged (substitute plan)
20. Illustrative Master Plan 4-EGD-1352.404.01 Rev A has been lodged (substitute plan)
21. Existing site plan 1352.402.01 A has been lodged (substitute plan)

Councillor Glen Hewlett additionally advised that:

- Further documents would have been expected and will continue to be lodged. In particular, attention was drawn to the fact that West Sussex County Council Highways do not accept the applicant's proposals for the Downview/B2259 junction, as queues will be excessive and there is a query as to the number of vehicles using this junction.
- Previous objections made to the application still count and any original objection made is still recorded. Felpham Parish Council's 47 objections still stand following the publication of the additional documents.

- The Care Commissioning Group will decide whether additional NHS services are required.
- There appeared to be high levels of anxiety among Felpham residents following the emails from Arun District Council's Planning Department and comments on social media. Felpham Parish Council are treated the same way as any member of the public regarding information on the application. People who objected should be invited to attend the hearing by Arun District Council's Planning Committee which was originally anticipated to be on 24th August.

Clerk to update website, minutes and Felpham Matters to advise that: Felpham Parish Council have received notification of numerous documents related to both applications. This was discussed at the Planning & Licencing Advisory Committee meeting on 12th July 2022, and we encourage people to comment as they see fit. Existing objections will still count, and new objections should be based on the new documents issued.

PI 38. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

None

PL 39. BUSINESS AT CHAIRMAN'S DISCRETION:

None

PL 40. DATE OF NEXT MEETING: Tuesday 9th August 2022 18:15 (TBC)

The meeting closed at 19.30 pm

Signed.....

Date.....

**PLANNING & LICENCING ADVISORY COMMITTEE & NEIGHBOURHOOD PLAN
COMMITTEE
Clerks Report July 2022**

Application No: FP/31/22/PL

Site Address: 107 Felpham Way
Felpham PO22 8QB

Grid Reference: 495833 100238

Category: Plan Applicat'n

Description of Works: Construction of a pair of semi-detached dwellings with electric mobility scooter/cycle & refuse storage facilities. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plans for the reasons stated.

1 The development by reason of its size, design and position fails to respect the surrounding character and appearance of the area and detracts from the existing pattern of development. The proposal results in an unduly cramped, unneighbourly and overbearing form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies D SP1, D DM1 of the Arun Local Plan, The Arun Design Guide and the NPPF.

2 The dwellings fail to provide adequate private amenity space causing harm to the amenities of future occupiers of the properties contrary to policy D DM1 of the Arun Local Plan and the Arun Design Guide 2021 and paragraph 130 of the NPPF.

3 The applicant failed to consider a sustainable surface water drainage in the development. It is unlikely it would be possible to locate soakways in the site boundaries. As a result, the proposal would unduly prejudice drainage design not allowing for the hierarchy for sustainable drainage to be followed. Therefore, the proposal would be contrary to policies W SP1, W DM2 and W DM3 of the Arun Local Plan and paragraph 167 of the NPPF

New Proposed Compliance Strategy

Response sent and subsequently copied to all District Councillors:

Thanks for your response – I believe it is our first.

Daniel Vick

Team Leader, Development Control

17 June 2022

Dear Sir,

Wildlife and Countryside Act 1981 - Section 53

Order Making Authority: West Sussex County Council

Title of Order: (Chichester No.1 - Bognor Regis and Felpham (Addition of Public Footpaths)) Definitive Map Modification Order 2021

I refer to the above mentioned Order which, due to un-resolved objections/representations,

has been submitted by West Sussex County Council for determination by the Secretary of State.

In view of the objections/representations which have been made and having regard to the requirements of paragraph 7(2) of Schedule 15 to the 1981 Act it is proposed to hold a local inquiry into the matter.

It is understood that the Order was made on the direction of the Secretary of State and that the Council will be taking a neutral stance at the forthcoming Inquiry. Accordingly, I am writing to ask whether you would be prepared to present the case for the Order at the Inquiry.

If you agree to present the case, a member of staff from the team responsible for charting Inspectors will contact both yourself and the Council about possible dates for the Inquiry. Before confirming the date that is acceptable to you, you may wish to liaise with the Council to ensure that the date is mutually convenient and to discuss any other matters which you may feel to be relevant.

You may find our booklet Guidance on procedures for considering objections to Definitive Map and Public Path Orders in England useful. The booklet is available to view/download online at <https://www.gov.uk/government/publications/rights-of-way-guidance-booklet> . Hard copies are available on request.

Recent Planning Matters of relevance to Felpham Parish Council

A/129/21/PL - Arun District Council rejected the construction of 191 new homes on a Golf Course at Rustington Golf Centre in Angmering.

The appeal to the Secretary of State against Arun District Council's decision to refuse planning permission will be decided on the basis of a public inquiry.

Y/186/21/PL Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the Bonhams Field Main Road Yapton – Refused