

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on **Tuesday 14th February 2023** at 6.15 p.m.

PRESENT: Councillors: Glen Hewlett, Graham Matthews, Anne Barker, Bob Budd, Paul English, George Grundy, Ros Kissell
Councillors: Dave Smart, Gloria Moss (Ex Officio)

PL 103. APOLOGIES FOR ABSENCE:

Councillor Mary Harvey, Councillor Michael Harvey

PL 104. ABSENCES WITHOUT APOLOGIES:

None

PL 105. DECLARATIONS OF INTEREST:

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

PL 106. QUESTION TIME:

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

Three members of the public raised concerns regarding application FP/5/23/HH and this application was discussed by councillors (PL.109.)

Councillor Ros Kissell declared a personal interest in this application.

PL 107. TO RECEIVE THE MINUTES OF THE PLANNING, LICENSING & NEIGHBOURHOOD PLAN COMMITTEE FOR THE 10TH JANUARY 2023.

These were approved as a true and accurate record and had been agreed at Main Council on 7th February 2023 for ratification and adoption.

PI 98. Councillor George Grundy expressed concerns regarding the West Sussex County Council decision to approve the planning application WSCC/015/22 (Location South Coast Skip Hire, Unit H9-H10 Ford Road, Arundel, BN18 0BD. Proposal Change of use of existing hangar building from B2/B8 industrial/storage to sui generis, installation of combined heat and power plant, receipt of up to 15,000 tonnes per year of feedstock, generation and export of up to 1.25mW electricity and 5.5mW thermal and installation of HV meter cabinet). Councillor Glen Hewlett advised councillors that this would be required to be built to standard and regularly inspected.

PL 108. CLERK'S REPORT:

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

PL 109. CORRESPONDENCE:

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

- FP/208/22/HH - Single storey front garage extension - 6 Davenport Road Felpham
- FP/197/22/PL - 1 No two storey, 3 bed detached dwelling with new access and parking (Resubmission following FP/32/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling - Land adjacent to 10 Second Avenue Felpham
- FP/209/22/CLP - The existing roof requires replacement due to age/deterioration. It is proposed to replace the existing red/brown machinemade clay tiles with grey plain concrete tiles of a similar size - Cheval De Mer 3 Culver Road Felpham
- FP/211/22/HH - Single storey front extension, replace existing rear sheds/store with garden room, installation of canopy to rear and alterations to fenestration/openings - 20 Burley Road Felpham
- FP/217/22/HH - Demolition of existing conservatory. Construction of new single storey rear extension and conversion of existing garage including raising existing garage roof - 56 Flansham Park Felpham
- FP/218/22/HH - Removal of existing sunroom and erection of two storey rear extension including roof alterations to enlarge existing second floor with rear dormer projections plus external chimney stack - 26 Minton Road Felpham
- FP/220/22/PL - The Fox Inn Waterloo Road Felpham PO22 7EH - Removal of an existing covered drinking area to the rear elevation and replace with a new permanent enclosed drinking area in the same location. This application affects the character and appearance of the Felpham Conservation Area and is in CIL Zone 4 (zero rated as other development).
- FP/222/22/T- 1 No. holm oak repollard to original pollard points - 127 Felpham Way, Bognor Regis

(ii) Members noted that the following application had been **refused** by Arun District Council since the last meeting.

- FP/219/22/TEL Prior approval under Schedule 2, Part 16, Class A for proposed 5G telecoms installation, H3G 15m street pole and additional equipment cabinets. Leverton Avenue Street Works Felpham - Objection

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

- FP/161/22/PL - No. 3 bed dwelling. This application is in CIL Zone 4 (CIL Liable) as new dwelling - Land East Of 22 Davenport Road Felpham

PL 110. PLANNING APPLICATIONS:

FP/1/23/HH	7 Leinster Gardens Felpham PO22 7RE	Single storey side and rear extensions, following demolition of existing rear garden room.	No objection.
FP/2/23/HH	35 Downview Road Felpham PO22 8HH	Erection of part single, part two storey side and rear extensions and conversion of loft to habitable use.	<u>Object:</u> In line with Arun District Council policy a separation at first floor of 1m has not been achieved and imposing blank walls face the neighbouring property.
FP/3/23/HH	10 Wyke Lane North Felpham PO22 8LE	Erection of single storey front/side extension and first floor side extension, following the demolition of existing detached garage.	No objection.
FP/5/23/HH	22 Glynde Crescent Felpham PO22 8HT	Part single, part two storey side and rear extensions, following demolition of existing rear conservatory.	<u>Object:</u> In line with their current Neighbourhood Plan, Felpham Parish Council wish to object to this application on the grounds of overdevelopment of the site and concerns around the number of developments that have taken place. The information that the Planning Committee has been provided with, shows that this application does not comply with the 45-degree rule over loss of light at first floor level in the habited rooms of the neighbouring property. Felpham Parish Council have concerns over whether the extension is

			<p>subservient to the building as a whole.</p> <p>Felpham Parish Council request that this application is heard by the Arun District Council Planning Committee.</p> <p>Councillor Paul English abstained. All other councillors voted in support.</p>
FP/6/23/HH	32 Wroxham Way Felpham PO22 8EW	Single storey front extension.	No objection.
FP/8/23/HH	2 Hedgeway Felpham PO22 9QY	Detached flat roof garage	No objection.
FP/11/23/HH	2 Hercules Place Felpham PO22 7RF	Retention of 1.78 metre high close-boarded fencing to north boundary and associated soft landscaping.	<p><u>Object:</u></p> <p>Felpham Parish Council believe that this estate has an open plan policy to the front of residences and this application is not in keeping with the street scene and would set a precedent.</p> <p>Councillor Paul English abstained. All other councillors voted in support.</p>

PL 110. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/10/23/HH	4 Defiance Place Felpham PO22 7QL	Single storey flat roof rear extension	No objection.
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FP/227/22/T	35 Berewecke Road Felpham PO22 7EG	Various works to 1 No. English oak (T1).	Tree Warden to view and report back.
FP/224/22/HH	9 Wansford Way Felpham PO22 7NL	Proposed single storey side extension	No objection.
FP/216/22/HH	29 Andrew Avenue Felpham PO22 7QW	Retrospective proposal for the relocation of side fence and hedging to within ownership boundary.	No objection.
FP/16/23/T	5 Golf Links Road Felpham PO22 8EA	Pollard 1 No. Sycamore (T1) back to previous pollard points.	Tree Warden to view and report back.
FP/17/23/T	81 Downview Road Felpham PO22 8JB	Pollard 3 No. sycamore back to previous pollard points to leave spread 1.5m and height 6m	Tree Warden to view and report back.
FP/226/22/HH	9 Castlereagh Green Felpham PO22 8HU	Single Storey Rear Extension, Loft Conversion, Rooflight to Front Elevation and Porch	No objection.
FP/19/23/TEL	Verge at junction of Middleton Road and Park Drive Felpham PO22 6RJ	Prior Approval under Schedule 2 Part 16 Class A for proposed 5G telecoms installation - H3G 15m street pole and additional equipment cabinets.	No objection.

PL 111. BOGNOR REGIS GOLF CLUB

Councillor Glen Hewlett advised councillors that there had been no activity from the land agents on this application since 13th December 2022. Awaiting a date from Arun District Council Planning Committee as to when this application will be assessed.

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

Councillor Glen Hewlett confirmed that he will be attending the National Framework Planning and CIL Zoom Meeting on 24th February from 11am-1pm and invited councillors to join him.

PL 113. BUSINESS AT CHAIRMAN'S DISCRETION:

None

PL 114. DATE OF NEXT MEETING: Tuesday 14th March 2023 18:15

The meeting closed at 7.20 pm

Signed.....

Date.....

**PLANNING & LICENCING ADVISORY COMMITTEE & NEIGHBOURHOOD PLAN
COMMITTEE
Clerk's Report February 2023**

Bognor Golf Club

From: Nicola Meaney <N.Meaney@felphampc.gov.uk>

Sent: 12 January 2023 17:31

To: 'Sophie.Brown@environment-agency.gov.uk' <

Subject: YOUR REF: HA/2022/124003/04-L01 BOGNOR REGIS GOLF CLUB, DOWNVIEW ROAD, FELPHAM, PO22 8JD

Dear Mrs Brown

The Planning Committee of Felpham Parish Council met last Tuesday (10.01.23) and again discussed the planning application for a residential development on Bognor Regis Golf Course (FP/274/21/OUT). Much discussion ensued with regards to Environment Agency not raising an objection with regards to this development it being on a flood plain and has regular winter flooding that occurs routinely if not annually. Indeed, one of the stated reasons for the Golf Club wishing to relocate is the high occurrence in the winter of the course being closed due to flooding. As you will see from the attached photographs the course is currently closed and has been virtually since the middle of November 2022. The attached recent photos (Nov/Dec 2022) taken of the site have been submitted to Arun District Council to support Felpham Parish Councils continued objections to the proposal.

We are aware that the Agency has raised an objection to the application (M/16/22) for the proposed location of the new course on the grounds of flooding risk and the committee struggled to therefore to understand why a similar objection was not raised by the Agency to the location of the residential application when it is evidently (by the attached photographs) similarly or more adversely affected.

Councillors would be very grateful to receive details of the rationale regarding the Environment Agency decision not to object to this application (FP/274/21/OUT) and clarification of this approach.

Due to the advanced stage of the applications (FP/274/21 and M/16/22), with hearings potentially imminent, Felpham Parish Council would really appreciate an urgent response to this request. This would enable the Council to consider its position prior to any hearing.

Many thanks for your anticipated urgent response.

Kind regards

Nicola Meaney
Clerk to Felpham Parish Council

Felpham Community Hall
PO22 8FA
clerk@felphampc.gov.uk

01243 827470 (Office and Answerphone)

From: Nicola Meaney

Sent: 31 January 2023 10:00

To: Brown, Sophie <Sophie.Brown@environment-agency.gov.uk>

Dear Mrs Brown

I would be very grateful for a response to my email dated 12th January.

In addition, please see below details of an enquiry made regarding the flooding and maintenance of the Rife which indicates that there are no plans for dredging and that Felpham pumping station is coming to the end of its design life.

Please could you confirm whether these matters were considered when recommendations were made.

From: SSD Enquiries <SSDEnquiries@environment-agency.gov.uk>
Sent: Wednesday, 7 December 2022, 17:03
To: Nicola Meaney <N.Meaney@felphampc.gov.uk>
Subject: 221207 - SSD289064 - Management of the Aldingbourne Rife, Felpham, Bognor Regis, West Sussex

Dear Nicola

Thank you for your email of 9th November 2022 regarding the Aldingbourne Rife.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find below the response to your request from our Technical Team:

As I am sure you are aware, we have received a lot of rainfall over the last 6-8 weeks through the catchment, leading to flooding of land. This land is within the flood plain, and this area is very flat with little gradient to help it drain out at Felpham. It normally takes 2-3 weeks of dry weather for flood water to drain through the system from top to bottom.

We have no long term plan for the Rife as it stands for dredging, although there are some projects we will be looking to develop over the next few years as Felpham pumping station comes to the end of its design life and possible options for flood water storage further up the catchment near Barnham, using natural flood management techniques. As I say, these projects would be a number of years in the making should they go ahead, including full engagement with the local communities affected.

We have modelled the catchment in recent years, and found that dredging the rife would potentially cause more risk, as it would mean more water reaches the mid and lower sections of the catchment sooner, and will increase the risk of property flooding. Having said that, we did look at the cost of dredging some years back before we had ever heard of COVID. To give an idea of costs for example, to dredge 750m of the Rife would have cost £300-800k back then, presumably more so now, and technically not something we would want to do.

Please refer to the Open Government Licence which explains the permitted use of this information.

Rights of appeal

If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed.

Kind Regards

Marie
Customers & Engagement Team

Environmental Planning and Engagement | Solent and South Downs Area |
Environment Agency | Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD

Drygrounds Lane Crossing

From: Ian Myhill <ian.Myhill@westsussex.gov.uk>
Sent: 25 January 2023 15:52
To: Clerk <clerk@felphampc.gov.uk>
Cc: Dainah Websdale <Dainah.Websdale@westsussex.gov.uk>
Subject: Drygrounds Lane Crossing

Good afternoon Nicola

Thank you for your comments, I have some comments below in response.

The proposed project is an active travel priority for WSCC and is widely supported. The objective of the crossing is to provide a safe crossing point for vulnerable road users who are utilising the connectivity it will provide on the local cycle network.

The upgrade to the crossing is prioritising vulnerable road users (reflected in recent changes to the highway code and LTN 1/20 design guidance) but also easing access to the school from the eastern entrances which we hope will encourage more people to utilise active travel and have an effect on traffic congestion, it will also increase connectivity for vulnerable road users with an off-road route from Bognor Regis to Littlehampton. Removing the 2 stage crossing is simply a safer option and keeps children out of the road whilst traffic is moving around them at speeds of up to 40mph, as confirmed in my last email with this new design layout users will walk straight across the road, rather than staggered which ultimately means the lights would be on less than with the total time of a 2 stage as users can cross quicker.

I can confirm WSCC has not objected to the planning application at the golf now that the applicants have agreed to provide appropriate levels of mitigation at Downview lights and two other junctions relatively nearby on the network, plus bus stop improvements and other sustainable links including the continuation of this active travel link north to the new A259. This new crossing can be programmed to compliment the changes that would be made to Downview Road cross roads when/if the golf course development is successful.

I have brought your point on the 600 dwelling to the planning team who were unaware that was being advertised by developers. Unfortunately it is the reality of new developments that they will come with extra traffic, our planning team have provided measures to manage this as much as possible but ultimately the only real answer to traffic is to increase the options for active/sustainable transport.

I hope this eases some of your concerns, we will be holding formal consultation on this throughout end of February and March most likely, and I am happy to talk to you in person about the changes proposed as it would be great to have your support for a key active travel route for both schools and Felpham residents. Alternatively please come back to me with any further comments.

Best regards

Ian

Ian Myhill
Local Transport Improvements Project Officer
Highways, Transport & Planning
West Sussex County Council

Location: First Floor Northleigh, Chichester, West Sussex, PO19 1RH

Contact: Internal: 23483 | **External:** +44 (0)330 2223483 | **E-mail:** ian.myhill@westsussex.gov.uk

Dear Dainah

Thank you for the detailed explanation you supplied with regards to the operation of the proposed crossing controls on the B2259 and this has addressed many of our Planning Committee's concerns with regards to the proposal and how the crossing would work. However, Felpham Parish Council have grave concerns with regards to the operation of the Downview Road traffic light-controlled crossing, which WSCC state will be linked to this proposed pedestrian/cycle crossing in the future. More so if the application to carry out a residential development of up to 600 homes on the Bognor Golf Club (the current application is for 480 dwellings but the land agents for the Golf Club have been advertising/marketing the site for development of up to 600 dwellings) does go ahead. WSCC have withdrawn their opposition to the residential proposal with regards to the Downview Road crossing despite the queues for this junction going east already being regularly witnessed as going back (west) passed this proposed Pedestrian/cyclist crossing. Felpham Parish Council believe that these two actions (the crossing proposal and the withdrawal of the objection to the Downview Road crossing related to any Golf Club development) show a lack of joined up thinking and consideration of all the likely proposals on a length of road of approximately 0.3 miles in length.

Kind regards

Nicola Meaney
Clerk to Felpham Parish Council

Sports Facilities Blakes Mead

A report is being taken to the Environment Committee 27 February 2023 concerning the outstanding outdoor sports facilities at the Blakes Mead development in Felpham.

The report is seeking authority to instead of providing the facilities on site, to bring the site forward as public open space and use an off site sum to improve existing facilities within Felpham. The detail of proposals can be seen in the report which will be accessible on the council's website in the coming week.