

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on **TUESDAY 12TH SEPTEMBER 2023** at 7.30 p.m.

PRESENT: Councillors: Bob Budd, Tom Harty, Russ Marsden-Sear, Graham Page, Rick Parker
Councillor Jane Parker and Councillor Jacki Burton were present in the public gallery.

PL 33. APOLOGIES FOR ABSENCE:

Councillor Glen Hewlett

ABSENCES WITHOUT APOLOGIES:

None

PL 34. DECLARATIONS OF INTEREST:

Councillor Bob Budd declared an interest in FP/124/23/HH.

PL 35. QUESTION TIME:

Members of the public attended regarding FP/124/23/HH and outlined their concerns to councillors.

PL 36. CLERK'S REPORT:

Attached to minutes.

PL 37. CORRESPONDENCE:

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/81/23/PL Demolition of existing detached bungalow construction of new detached chalet bungalow. This application is in CIL Zone 4 and is CIL Liable as new dwelling. 8 North Way Felpham
 - FP/88/23/TC - 1 No. Bay Tree (T1) crown reduction to a height of 2m and a spread of 1.5m in the Felpham conservation area - 1 Turret House Mews, Limmer Lane, Felpham
 - FP/85/23/HH - Single storey rear extension - 5 Uppark Way, Felpham
 - FP/90/23/T - 1 No. Sycamore (T1) crown reduction to a height of 5m and spread of 3m. 1 No. Sycamore (T2) crown reduction to height of 8m and spread of 3m. 1 No. Sycamore (T3) crown reduction to a height of 10m and spread of 5m - 14 Manor Copse, Felpham

- FP/83/23/HH - Single storey extensions to front side and rear of existing detached bungalow - 9 Wordsworth Gardens, Felpham
- FP/92/23/HH - Front porch - 11 Halliwick Gardens Felpham
- FP/95/23/DOC - Approval of details reserved by condition imposed under ref FP/17/22/HH relating to conditions 3 - cladding details - 5 Limmer Lane, Felpham
- FP/102/23/HH - Proposed double garage side extension and boundary fence - 11 Leverton Avenue, Felpham
- FP/104/23/T - 1 No. Oak (T1) - prune branches as necessary to provide a maximum 1.5m clearance from garden outbuilding - 31 Gorse Avenue, Felpham
- FP/100/23/HH - Loft conversion with dormer and rooflights into existing roof - 41 Rife Way, Felpham

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

(iii) Members noted that the following application had been **withdrawn** since the last meeting:

- FP/84/23/HH - Part single, part two storey side and rear extensions, following demolition of existing conservatory - 22 Glynde Crescent, Felpham

PL 38. PLANNING APPLICATIONS:

FP/120/23/HH	Shergar 1 Second Avenue Felpham PO22 7LJ	Part single, part two storey rear extension and first floor side extension, including installation of front balcony and alterations to fenestration.	No objection
FP/122/23/PL	Rabbit Island rear of 84 Brooks Lane, Bognor Regis PO22 8DN	Erection of an agricultural storage barn (revised application further to FP/91/23/AG). This application is in CIL Zone 5 (zero rated) as other development, and is a dual Parish application Bognor Regis town council	<p>Felpham Parish Council wish to object to this application which states that it is for an agricultural storage barn. This land is not being used for agricultural purposes and therefore the need for an agricultural building cannot be justified.</p> <p>Note: The term "agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock, the use of land as grazing land, meadow land, osier land, market</p>

			<p>gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes</p> <p>“ livestock ” includes any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land.</p> <p>Horses do not fall under the definition of livestock.</p>
FP/124/23/HH	22 Glynde Crescent Felpham PO22 8HT	To remove the existing conservatory and the single storey extension. Extend the existing porch, first floor, second floor all by 2m and extend the existing gable pitched roof over the whole property. Remove the existing dormers and build a second storey in its place with a 45 degree angled side with a flat roof.	<p>Object:</p> <p>Felpham Parish Council wish to object to this application on the grounds of conflict with Neighbourhood Plan Policy ESD1 and Arun Local Plan D DM1/D DM4:</p> <p>Overdevelopment of the site and concerns around the number of developments that have taken place.</p> <p>Concerns over whether the extension is subservient to the building as a whole.</p>
FP/132/23/HH	7 Second Avenue Felpham PO22 7LJ	Single storey extension to side of 2 storey detached dwelling house and demolition of existing prefab concrete garage	No objection
FP/133/23/T	20 Ashmere Lane Felpham PO22 7QT	1 No. Mimosa (T1) fell to ground level.	No objection
FP/136/23/PDH	34 Glynde Crescent Felpham PO22 8HT	Notification under extended permitted development rights for a flat roof single storey rear extension	No objection

		measuring 3.60m from beyond the rear wall of the original dwelling house, with maximum height of 2.85m and eaves height of 2.60m.	
PE/00640/23	Land adjacent to Flansham Lane Felpham Bognor	<p>Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003</p> <p>to utilise permitted development rights to upgrade the existing High Jupiter Pole.</p>	<p>Felpham Parish Council wish to <u>object</u> to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. The height of the structure is out of keeping with the local residential area. 2. The height of the structure dominates the skyline locally and the adjacent properties by 9m. 3. The height of the mast is imposing and dominating on properties both sides of the road. 4. The fact that the mast is unshrouded and has a dish further down (at 15m) does not permit such a structure to blend in with the local area and is too "industrial" for such a residential area. 5. The installation does not "promote shared infrastructure" as suggested in the accompanying letter as there is a further 12.5m mast approximately 200m away from the proposed site which it is not intended to remove. 6. No care has been given to the impact of the siting of this proposed mast and the ease of access to the existing infrastructure seems to have taken precedent.

FP/141/23/T	31 Lindsey Court Felpham PO22 8JQ	1 No. Ash (T1) crown reduction to a height of 15m and spread of 9m. Crown lift to 5m above ground level.	No objection
FP/142/23/TC	14 Manor Copse Felpham PO22 7AT	1 No. Sycamore (T1) crown reduction to a height of 5m. 1 No. Red Oak (T2) crown reduction to a height of 11m. 1 No. Lime (T3) crown reduction to a height of 5m and 1 No. Field Maple (T4) reduction to a height of 8m. These trees are in the Felpham conservation area.	No objection
FP/140/23/CLP	32 Normans Drive Felpham West Sussex PO22 8LW	Lawful development certificate for the proposed construction of 1m high boundary wall.	No objection Comment: Felpham Parish Council have concerns regarding the loss of the vehicle turning area at the end of Normans Drive.

PL 39. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/135/23/HH	7 Blakes Road Felpham PO22 7ED	Pitch roof side extension, alterations to first floor layout with new dormer and roof lights, alteration to porch and bay window. Conversion and flat roof extension of garage to form home office and workshop / store	No objection Comment: Councillors request that a stipulation is made that this office is to be used for home working only and not used to run a business from.
FP/145/23/T	5 Felpham Gardens Felpham PO22 8QS	1 No. Silver Birch (T1) crown reduction to a height of 3-5m and a spread of 3-5m.	No objection

FP/148/23/T	1 Westmorland Drive Bognor Regis PO22 8LZ	1 No. English Oak (T1) crown reduction to a height of 13m and a spread of 10m	No objection
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PL 40. BOGNOR REGIS GOLF CLUB

Although the advertised decision date has now passed, there are no further updates to report on the Arun District Council Planning Portal.

PL 41. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

None

DATE OF NEXT MEETING: Tuesday 10th October 2023 7.30pm

The meeting closed at 8.17pm.

Signed.....

Date.....