

FELPHAM PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &  
NEIGHBOURHOOD PLAN COMMITTEE  
on TUESDAY 16<sup>TH</sup> JANUARY 2024 at 7.15 p.m.

**PRESENT:**

Chair: Glen Hewlett

Vice Chair: Graham Page

Councillors: Bob Budd, Russ Marsden-Sear, Rick Parker

**PL 72. APOLOGIES FOR ABSENCE:**

Councillor Tom Harty

**PL 73. DECLARATIONS OF INTEREST:**

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

**PL 74. QUESTION TIME:**

None

**PL 75. CLERK'S REPORT:**

Attached to minutes.

**PL 76. CORRESPONDENCE:**

- (i) Members noted that the following applications had been **approved** by Arun District Council since the last meeting:
- FP/175/23/HH Single storey front/side and rear extension and alterations to fenestration, following the demolition of existing rear conservatory and side storage extension. 9 Wordsworth Gardens Felpham
  - FP/176/23/HH Part single, part two storey side/rear extension, including installation of 1 No. rear juliet balcony and installation of 2 No. side windows, following the demolition of existing single storey side and rear extensions. 7 Rife Way Felpham
  - FP/180/23/HH Demolish existing front porch and replace with enlarged flat roof porch to include downstairs cloak room. 5 Derwent Grove Felpham
  - FP/183/23/HH Creation of new external structural opening and installation of new PVCu window to first floor bathroom. 6 Broom Field Way Felpham
  - FP/179/23/HH - Single storey east/south extension and new front gates to vehicular entrance. The Stables 16 Manor Copse Felpham
  - FP/181/23/S73 - Variation of condition 2 imposed under FP/84/22/PL relating to approved plans - 7 Ambleside Close, Felpham

- FP/190/23/T - 1 No. Holm Oak (T1) pollard back to previous knuckles - Gateway Lodge Felpham Road Felpham
- FP/187/23/HH Proposed rear infill extension and addition of 2 No. roof lights - 73 Felpham Way, Felpham
- FP/189/23/HH First floor dormer roof extension to side elevation - 47 Limmer Lane, Felpham
- FP/210/23/NMA Non-material amendment following the grant of FP/174/23/HH for the rear extension to be rendered instead of face brick - 34 Glynde Crescent, 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(iii) Members noted that the following application had been **withdrawn** since the last meeting: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/77/23/PL** - Land South of A259 and off Stanhorn Grove Felpham - Proposed landscaped open space with fencing and parking in lieu of provision of sports facilities on site (Re-submission following FP/248/20/PL). This is a dual parish application with Yapton Parish Council and is in CIL Zone 4 (zero rated) as other development.

#### PL 77. PLANNING APPLICATIONS:

<b>FP/203/23/HH</b>	7 Second Avenue Felpham PO22 7LJ	Single storey extension to side of 2 storey detached dwelling house and demolition of existing prefab concrete garage. Provision of porch roof to front, changes to the fenestration and new tarmac driveway.	<b>No objection</b>  <b>Note: Drawing 3 - incorrect floor area shown.</b>
<b>FP/205/23/OUT</b>	11 Ormesby Crescent Felpham PO22 8EN	Outline application with all matters reserved for alterations to an existing bungalow together with the erection of a new bungalow to form 2 No. semi-detached 2 bedroom dwellings	<b>Object:</b>  <b>Felpham Parish Council object on the grounds of: Overdevelopment of the site, the development is not in keeping with street scene, there is inadequate outdoor space, the development exceeds the building line.</b>  <b>Note: A fence has been installed that is not in keeping with the street scene. Felpham Parish Council have been informed that the homeowner was instructed to remove this by Arun</b>

			<b>District Council, but that this has not been enforced.</b>
<b>FP/206/23/HH</b>	11 Blackthorn Avenue Felpham PO22 8GA	Garage conversion and extension to create ancillary annexe to the main house.	<b>Object:</b>  <b>Felpham Parish Council object on the grounds of: Overdevelopment of the site, inadequate parking (in line with Arun Planning Guidance -Supplementary Guidance Oct 2020), insufficient space for a dwelling annexe.</b>  <b>Note: Councillors have additional concerns regarding compliance with building regulations.</b>
<b>FP/209/23/HH</b>	26 Minton Road Felpham PO22 7JN	Single storey side swimming pool extension	<b>No objection</b>
<b>FP/211/23/PL</b>	Beachcroft Hotel Clyde Road Felpham PO22 7AH	Two storey rear extension to create 2 No 2-bedroom family suites, new entrance doors & new accessible toilets. This site is in CIL Zone 4 (Zero Rated) as other development.  This is a new application the same as the approved scheme FP/56/21/PL, approved 06/05/2021.	<b>No objection</b>  <b>Note: Councillors have concerns regarding the street scene, the finish of north wall and potential impact on the residents of Canning Road.</b>
<b>FP/210/23/NMA</b>	34 Glynde Crescent Felpham PO22 8HT	Non-material amendment following the grant of FP/174/23/HH for the rear extension to be rendered instead of face brick.	<b>No objection</b>

**PL 78. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:**

None

**PL 79. BOGNOR REGIS GOLF CLUB**

Councillor Bob Budd declared an interest in this item.

Councillors discussed the application and the recent flooding of the site. It was noted that in three out of the four last years, the golf course has been closed over the winter due to flooding on the site. The flooding this year has been the worst to date. Felpham Parish Council have been informed that it is anticipated that this application will proceed to the February Arun District Council Planning Committee on 14<sup>th</sup> February and have requested to attend.

Councillor Glen Hewlett drew councillors' attention to the recent objection by the Lead Local Flood Authority who commented that 'the absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.'

Councillor Glen Hewlett advised councillors of further recent correspondence on the application from a resident regarding the West Sussex County Council Highways response dated 5/1/24. Councillors supported the comments made by the resident and were very disappointed with the WSCC Highways response to the points made. Councillor Glen Hewlett suggested that Felpham Parish Council raise an additional objection supporting the resident's observations.

**Councillor Russ Marsden-Sear proposed that the Clerk lodge a further objection on the planning portal. This was seconded by Councillor Bob Budd and unanimously agreed.**

**PL 80. RAMPION 2 LOCAL IMPACT REPORT**

Councillor Glen Hewlett advised councillors that the application is now being examined by the Planning Inspectorate and information will remain available to residents via the Felpham Parish Council website and meetings.

**PL 81. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):**

None

**DATE OF NEXT MEETING: Tuesday 13<sup>th</sup> February 2024**

**Signed.....**

**Date.....**

**PLANNING & LICENCING ADVISORY COMMITTEE & NEIGHBOURHOOD PLAN  
COMMITTEE  
Clerk's Report January 2024**

**FP/201/23/PL**

A Parish Council can only object to a planning application on definitive planning criteria.

In the report from the ADC Planning Officer to the ADC committee, the officer concluded that in the supporting information for the application sufficient evidence was provided to show that the intention of the use of the land was to grow hay bales for use in the equestrian businesses. This does qualify as agricultural use and on the basis that the proposed barn was used for this purpose there is a demonstration of agriculture need. The application (FP/122/23/PL) was subsequently passed.

As you state FP/201/23/PL is basically the same proposal. The FPC Planning Committee reviewed the application. We could not determine any further breaches of Planning criteria. T

**FP/77/23/PL**

The developer had not submitted a deed of variation (DOV) to regularise the non-provision of football pitch and payment of the financial contribution. As such, the LPA could not progress with the application any further as it conflicted with the Section 106 Agreement. It is understood that the developer is intending to submit a DOV

**APPEAL: Land to the rear of 107 Felpham Way PO22 8QB**

DECISION: 'The appeal is allowed'

Other matters: Felpham Parish Council are concerned that the scheme would not provide car parking. However, there are bus services and shops in the vicinity and the development may appeal to those who do not wish to run a car. The site has space to provide for cycles and a mobility scooter. Although some of the nearby streets are private with controlled access, there are other unrestricted streets in the wider area which do not suffer notable parking stress. This is not an appropriate reason to dismiss the appeal'.