

FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE

on TUESDAY 13TH FEBRUARY 2024 at 7.15 p.m.

PRESENT:

Chair: Glen Hewlett

Vice Chair: Graham Page

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

PL 82. APOLOGIES FOR ABSENCE:

None

PL 83. DECLARATIONS OF INTEREST:

Councillor Bob Budd declared an interest as a member of Bognor Regis Golf Club and in application FP/9/24/HH.

The Clerk declared an interest in FP/215/23/HH

PL 84. QUESTION TIME:

A member of the public enquired whether there were any plans to update the current Neighbourhood Plan. Councillor Glen Hewlett advised that the Arun Local Plan needs to be updated prior to this exercise taking place.

A question had been sent in advance: Given the progress of the Rampion 2 project has any consideration been given by FPC in regard of any application for "community funds" that might be available as a consequence of this project? Should the answer be negative can I further ask when the council plans to develop a "shopping list" of possible projects that might qualify for this funding and that any such list should be open to suggestions from the residents of Felpham.

Councillor Glen Hewlett responded to advise that related to the Rampion 1 project, consideration was given for 2023/2024 to applications for funding of community projects and grants. Grants of up to £10,000 were made available for community projects and grants of up to £20,000 were available for capital projects to support sustainable community spaces /village halls. No community fund will become available on this application (Rampion 2) until the Planning Inspectorate approves the application. The preliminary outcome finished last week with a judgement expected in early 2025 and with construction due to begin in 2026/27 and complete in 2029/30. Felpham Parish Council would be keen to receive suggestions from residents on how any funding could be allocated in Felpham and will advertise for suggestions.

A number of residents were present in the public gallery to raise objections to the application FP/214/23/HH and consideration of this application was brought forward in the meeting. A number of objections had been posted on the Planning Portal and a

spokesperson for the residents of South Road present at the meeting, outlined concerns that similar applications for the same address had been refused on a number of occasions previously. Residents voiced a number of objections including that this was an overdevelopment, out of character for the area and sets a precedent for similar developments as highlighted in previous grounds for refusal.

PL 85. CLERK'S REPORT:

None

PL 86. CORRESPONDENCE:

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

- FP/199/23/HH Double storey rear extension with Juliet balcony, side dormer, roof window and fenestration changes to front elevation - 14 Croft Way, Felpham
- FP/195/23/PL - Relocation of toilets including single storey extension to south/west elevation. This application is in CIL Zone 4 (Zero Rated) as other development, may affect the setting of a listed building and affects the character and appearance of the Felpham Conservation Area - The Fox Inn Waterloo Road, Felpham
- FP/197/23/HH - Single storey rear extension with first floor balcony and external staircase. Replacement of existing first floor external boarding and existing ground floor walls to be clad in boarding - 41 Sea Drive Felpham
- FP/191/23/T Various works to various trees - Virginia Gardens, Felpham
- FP/200/23/HH - First floor dormer to side of existing roof. Composite boarding to existing and proposed first floor walls. Porch canopy to entrance door - 28 Courtlands Way Felpham
- FP/206/23/HH - Garage conversion and extension to create ancillary annexe to the main house - 11 Blackthorn Avenue Felpham PO22 8GA
- FP/203/23/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. Provision of porch roof to front, changes to the fenestration and new tarmac driveway.
- FP/209/23/HH Single storey side swimming pool extension - 26 Minton Road, Felpham

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

- FP/201/23/PL - Erection of an agricultural storage barn (revised application further to permission granted under FP/106/23/AG). This application is in CIL Zone 5 (Zero Rated) as other development - Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN
- FP/205/23/OUT 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 - 11 Ormesby Crescent, Felpham

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

- FP/211/23/PL – 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 - Beachcroft Hotel Clyde Road Felpham PO22 7AH

PL 87. PLANNING APPLICATIONS:

<p>FP/192/23/HH</p>	<p>Dial House 13 Sea Drive Felpham PO22 7NE</p>	<p>Proposed front and rear single storey extensions, cladding of first floor walls and replacement doors and windows throughout with creation of new glazed entrance canopy. Variation of proposed garage window to garage door and revisions to extent of cladding under application FP/108/23/HH.</p>	<p>No objection.</p> <p>Note: Concern regarding potential spread of flame.</p>
<p>FP/214/23/PL</p>	<p>Land to the rear of 9 & 10 South Road Felpham PO22 8EF</p>	<p>Erection of 3 No. detached, single storey dwellings with associated cycle storage and waste/recycling provision with pedestrian access onto public footpath. This application is in CIL zone 4 and is CIL liable as new dwellings.</p>	<p>OBJECT:</p> <p>Overdevelopment of the site. This application is inconsistent with the layout and pattern of nearby properties.</p> <p>Lack of access for emergency services and construction vehicles.</p> <p>This application assumes that the planned footpath upgrade will be complete but the timescales for the upgrade of this section are 2025/26</p> <p>The development is not in keeping with the street scene. The adopted Felpham Neighbourhood Plan (NP) seeks a high quality of design. Policy ESD1 says that new development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. This development would</p>

			<p>introduce a pattern of development harmful to the area.</p> <p>The application contravenes Arun's parking policy of two spaces per development.</p> <p>There is a lack of clarity regarding drainage and refuse collections.</p> <p>A precedent will be set for 'backland' development.</p>
FP/215/23/HH	10 Manor Close Felpham PO22 7PN	Single storey side infill extension and first floor rear extension.	No objection
FP/2/24/HH	79A Flansham Park Felpham PO22 6QN	Single storey rear extension with rooflight.	<p>No objection.</p> <p>Note: There is no stipulation of height.</p>
FP/8/24/HH	2 Third Avenue Felpham PO22 7LN	New single storey rear extension. Alterations to existing fenestration.	No objection
FP/9/24/HH	96 Felpham Way Felpham PO22 8QW	Retrospective single storey summer house in rear garden.	<p>OBJECT:</p> <p>Location too close to the boundary.</p>
FP/10/24/T	Brightside Clovelly Avenue Felpham PO22 8QN	Reduce 1 No Lime tree (T1) back to previous pruning points, leaving a finished height of 13.5m and N, E, S & W spread of 3m and reduce height of 1 No. Holm Oak tree (T2) by 2.5m to 13.5m and cut back N laterals by 1m, E by 0.5m, S by 2.5m and W by 2m all to a finished spread of 3.5m.	No objection
FP/12/24/T	9 Ceres Place Felpham PO22 7RG	Remove 1 damaged branch on southwest aspect, remove 2 damaged branches on south western and north eastern aspects, remove	No objection

		3 lateral lower branches back to stem on north eastern aspect to 1 No Monterey Pine tree.	
FP/13/24/HH	54 Minton Road Felpham PO22 7JX	First floor side extension. Front porch and external alterations. Ground and first floor internal alterations.	No objection
FP/14/24/HH	1 Alfriston Close Felpham PO22 6QB	Retrospective application for single storey rear extension with skylight, following demolition of conservatory.	No objection

PL 88. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

None

PL 89. BOGNOR REGIS GOLF CLUB

Councillor Glen Hewlett advised councillors that he was registered to speak at both applications (FP/274/21/OUT and M/16/22/PL). Middleton Parish Council have not objected to the application at their site. Councillor Glen Hewlett expressed disappointment that both Middleton Parish Council and Bognor Town Council had not registered to speak in support of Felpham Parish Council objections. The Felpham Parish Council statement was previously agreed by councillors and will include comment on the traffic lights at Downview Road with the intended change in the application to staged holding at the lights, away from the current continuous phasing which is now also now being installed at the crossing between St. Mary's and Drygrounds Lane due to safety. The suggested traffic queues of up to 250m are also considered to be unacceptable.

FP/274/21/OUT – Arun Planning Officers have recommended nine grounds for refusal with the biggest objection being the risk of flooding and the lack of a satisfactory sequential test. M/16/22/PL – Arun Planning Officers have recommended grounds for refusal including risk of flooding, the lack of a satisfactory sequential test and the loss of a large area of best and versatile land with little realistic chance of it returning to agricultural use in the future. If FP/274/21/OUT is refused, then this second application will automatically fail.

A resident in the public gallery expressed disappointment at social media posts made by Shaun Gunner entitled 'Campaign Success'. The suggestion that Mr Gunner's views have led Arun Planning Officers to their recommendations is an insult to Felpham residents when so many have taken the time to express their objections. A person of Sean Gunner's position should also understand policies and procedures, in particular those surrounding planning, which Mr Gunner has failed to do.

PL 90. RAMPION 2

All documentation and updates are available on the Felpham Parish Council website.

PL 91. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

Councillor Russ Marsden-Sear thanked Councillor Glen Hewlett on behalf of current councillors, previous councillors and residents for his hard work, time and effort as Chair of Planning.

DATE OF NEXT MEETING: Tuesday 12th March 2024

Signed.....

Date.....