

**FELPHAM PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &
NEIGHBOURHOOD PLAN COMMITTEE
on TUESDAY 14TH MAY 2024 at 7 p.m.**

PRESENT: Chair Councillor Glen Hewlett, Vice Chair: Councillor Graham Page

Councillors: Antony Bassett, Bob Budd, Kirsty Halls,

Councillors: Russ Marsden-Sear, Pat Young (Ex Officio)

PL 1. NOMINATION OF CHAIR OF THE COMMITTEE 2024/25

Councillor Russ Marsden-Sear nominated Councillor Glen Hewlett as Chair of the Planning, Licensing & Neighbourhood Plan Committee. This was seconded by Councillor Bob Budd and unanimously agreed.

PL 2. APOLOGIES FOR ABSENCE:

Councillor Tom Harty

Councillor Rick Parker has resigned from the committee with immediate effect and will no longer be participating in the committee.

PL 3. DECLARATIONS OF INTEREST:

None

PL 4. NOMINATION OF VICE CHAIR OF THE COMMITTEE 2024/25

Councillor Kirsty Halls nominated Councillor Graham Page as Vice Chair of the Planning, Licensing & Neighbourhood Plan Committee. This was seconded by Councillor Bob Budd and unanimously agreed.

PL 5. QUESTION TIME:

None

PL 6. CLERK'S REPORT:

An email regarding planning enforcement at Hook Lane/Brooks Lane had previously been circulated to all councillors.

PL 7. CORRESPONDENCE:

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

- FP/32/24/DOC Approval of details reserved by condition imposed under FP/56/21/PL relating to Beachcroft Hotel Clyde Road - Construction Management Plan. Felpham
- FP/23/24/T 1 No. Oak tree (T1) crown reduction to leave a height of 13.2m and a spread of 10.7m - 38 Outerwyke Road, Felpham
- FP/15/24/T T1/G1 - Group of oak trees on land either side of public footway, east and southeast of 1 Daisy Gardens - Crown lift over public footway only, to achieve a maximum of 3m overhead clearance. Prune branches of one oak at side of 1 Daisy Gardens, to achieve a maximum of 2m clearance from dwelling. Land surrounding Stanhorn Grove Felpham - T2 Oak - Crown lift to achieve a maximum of 3m overhead clearance on any aspect, and to a maximum of 5m overhead clearance above carriageway only. - Reduce mid-height limb on east aspect (growing towards 49 Lime Kiln Coppice) back to branch junction, as shown in figure 1. T3 Oak - Crown lift to achieve a maximum of 3m overhead clearance on any aspect. - Prune branches to clear dwelling (35 Stanhorn Grove) by a maximum of 3m. - Reduce back branches on east aspect (growing towards 43 Lime Kiln Coppice) to 1m before boundary wall.
- FP/24/24/HH Single storey side/rear extension. 2 Ormesby Crescent, Felpham
- FP/37/24/HH Single storey side extension and the removal of the rear door - 11 Somerton Green, Felpham
- FP/35/24/HH - Proposed first floor side (west) extension - 12 Chaucer Way Felpham PO22 6QT
- FP/31/24/HH Two storey rear extension with external terrace. Removal of existing front bays. Installation of 4 No. dormers. Alterations to existing fenestration/openings, new composite cladding to front and rear gables. Alterations to existing front boundary. Replacement of front car port - 12 Wedgwood Road, Felpham
- FP/35/24/HH Proposed first floor side (west) extension - 12 Chaucer Way, Felpham
- FP/50/24/NMA Non-material amendment following the grant of FP/8/24/HH relating to the first floor single door to the balcony to be changed with a double door - 2 Third Avenue, Felpham
- FP/39/24/T - 1 No. Monterey Pine (T1) crown reduction to 14m spread - 9 Broomcroft Road Felpham Bognor Regis PO22 7NJ

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

- FP/30/24/CLP Lawful development certificate for the proposed erection of a fence to replace storm damaged wall - 58 Flansham Park, Felpham - Planning Permission Required
- FP/34/24/CLP Lawful development certificate for the proposed erection of a boundary fence to the south of the dwelling - 30 Caledon Avenue, Felpham - Planning Permission Required
- Y/102/23/PL - Construction of barn to provide stables, indoor equestrian riding arena and agricultural storage including alterations to existing access, parking area and associated landscaping. This application is in CIL Zone 3 (Zero Rated) as other development and is

a Departure from the Development Plan - Land west of Hoe Lane and east of A259 Charles Purley Way Yapton

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

- FP/25/24/T Works to 2 No. trees of unidentified species to achieve 1m clearance around lights bulbs and clearance of selected branches on the Westerly aspect to allow light to reach the pathway - Land opposite Fourteen Acre Avenue Felpham
- FP/22/24/HH Two storey side extension, single storey rear extension and ground floor front hallway extension - 1 Ferring Gardens, Felpham

PL 8. TO APPROVE THE EXECUTIVE COMMITTEE REMITS OF THE PLANNING, LICENSING & NEIGHBOURHOOD PLAN COMMITTEE

Councillor Russ Marsden-Sear proposed that councillors approve the Executive Committee Remit of the Planning, Licensing and Neighbourhood Plan Committee. This was seconded by Councillor Antony Bassett and unanimously approved.

PL 9. PLANNING APPLICATIONS:

FP/48/24/T	74 Outerwyke Road Felpham PO22 8LT	Reduce crown and spread by 2-3m leaving 17-18m to 1 No Macrocarpa tree	No objection
FP/52/24/PL	Land East Of 22 Davenport Road Felpham PO22 7JR	Erection of a new 3-bedroom self-build dwelling with existing parking for 2 cars. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.	No objection Comment: Councillors queried whether a topographical survey should have been supplied.
FP/53/24/PL	Croindene 8 Strand Way Felpham PO22 7LH	Demolition of existing outbuilding and erection of 1 No. detached 3 - bedroom self-build dwelling with the creation of a new access to serve the existing dwelling. This application is in CIL zone 4 and is CIL liable as a new dwelling.	No objection.
FP/54/24/PDH	61 Felpham Way Felpham PO22 8PU	Notification under extended permitted development rights for a single storey rear extension measuring 3.95m from beyond the	No objection

		rear wall of the original dwelling house with a maximum height of 3.3m and an eaves height of 3m.	
FP/55/24/HH	12 The Crescent Felpham PO22 7HB	Two storey rear extension, conversion of garage to habitable use and installation of front porch canopy, following the demolition of existing rear conservatory.	No objection Comments: First floor plan incorrect as no roof shown on porch. No scale bars
FP/56/24/HH	34 Firs Avenue Felpham PO22 8QA	Single storey rear extension, following demolition of existing rear conservatory.	No objection
FP/60/24/T	Land to rear of 12 Limmer Lane Felpham PO22 7EJ	Re-pollard 1 No. Holm Oak back to previous knuckles at 10m height and 4m spread.	No objection
FP/63/24/HH	1 Ferring Gardens Felpham PO22 8HW	Single storey side extension, single storey rear extension and ground floor front hallway extension.	No objection Comment: Lacks dimensions and scale bars
FP/64/24/HH	Chota Ghur Outram Road Felpham PO22 7AL	Reclad of second floor dormer with Cedral boarding. Proposed Balcony to second floor.	No objection on the basis that obscured glass is used on the balcony.
FP/66/24/HH	58 Flansham Park Felpham PO22 6RA	Installation of new wooden fence.	OBJECT: Felpham Neighbourhood Plan Policy ESD1 states that design must contribute to local character by creating a sense of place appropriate to its location. This development is not in keeping with the existing street scene, would set a precedent, and the original design philosophy of the estate of open spaces to the front and sides of properties would potentially be lost.

			The plans show that the fence is being extended to the path, past the original brick line.
FP/68/24/HH	19 Roundle Avenue Felpham PO22 8LH	Single storey rear extension and internal alterations.	No objection
PE/00351/24	Notice of Intention under the Electronic Communications Code (Conditions and Restrictions) Regulations (2003) to install Fixed Line Broadband Apparatus.	(E: 496276, N: 100783) Outside 84 Flansham Lane Felpham Bognor Regis	

PL 9. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

FP/57/24/HH	2 Alfriston Close Felpham PO22 6QB	Two storey side extension.	<p>OBJECT:</p> <p>Felpham Neighbourhood Plan Policy ESD1 states that design must contribute to local character by creating a sense of place appropriate to its location.</p> <p>This development is not in keeping with the existing street scene, is an overdevelopment and projects beyond the building line. It would set a precedent and the original design philosophy of the estate of open spaces to the front and sides of properties would potentially be lost.</p> <p>Additional comment: No scale bar or building materials shown.</p>
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PL 10. BOGNOR REGIS GOLF CLUB

There are currently no reported updates.

PL 11. RAMPION 2

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

PL 12. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

The committee agreed that during August when meetings do not take place, the Chair and Vice Chair may use executive powers to decide planning applications.

Councillor Glen Hewlett outlined correspondence received from a local resident for a full-size all-weather greenhouse for disabled users on the Arun District Council open land at Stanhorn Grove. An invitation will be extended to a future meeting where plans can be shared with the committee.

Councillor Glen Hewlett and Graham Page expressed their pleasure at being re-elected as Chair/Vice Chair of the committee.

Meeting closed: 7.43pm

DATE OF NEXT MEETING: Tuesday 11th June 2024

Signed.....

Date.....