

**FELPHAM PARISH COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING & LICENCING ADVISORY COMMITTEE &**  
**NEIGHBOURHOOD PLAN COMMITTEE**  
on **TUESDAY 8<sup>TH</sup> APRIL 2025** at 7 p.m.

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

**Councillors:** Bob Budd, Kirsty Halls, Tom Harty, Gloria Moss, Pat Young

**Councillors:** Russ Marsden-Sear

**PL 93. APOLOGIES FOR ABSENCE:**

Councillor: Antony Bassett

**PL 94. DECLARATIONS OF INTEREST:**

None

**PL 95. QUESTION TIME:**

Four members of the public were present and one member of the public outlined concerns relating to FP/40/25/HH.

**PL 96. CLERK'S REPORT:**

None

**PL 97. CORRESPONDENCE:**

- i. Members noted that the following applications had been approved by Arun District Council since the last meeting:
  - FP/7/25/T - Fell and remove 1 No. Corsican Pine tree. - 91 Felpham Road, Felpham
  - FP/2/25/HH - Rear single storey extension. Roof extensions including hip to gable and extensions to existing rear dormer. Demolish old porch and rebuild. New render finish to external walls - 66 Limmer Lane Felpham
  - FP/8/25/HH - Rear Conservatory extension – (Retrospective) – 27 Overdown Road, Felpham
  - FP/29/25/NMA - Nonmaterial amendment following the grant of FP/3/23/HH for fenestration changes (deletion of approved attached garage) - 10 Wyke Lane North Felpham PO22 8LE
  - FP/3/25/HH - Proposed timber shed and front garden fence - 7 Second Avenue, Felpham
  - FP/12/25/HH - Proposed garden room - 77 Outerwyke Road, Felpham
  - FP/176/24/PL - Demolition of existing dwelling and garage and erection of 1 No. dwelling (self build). - 1 Burley Road, Felpham
  - FP/20/25/PDH - Notification under extended permitted development rights for a single storey, flat roof rear extension (to replace existing conservatory-style extension) measuring 4.05m

from beyond the rear wall of the original dwelling house, with a maximum height of 3.1m and eaves height of 3m - 29 Roundle Avenue, Felpham

- FP/29/25/NMA - Non material amendment following the grant of FP/3/23/HH for fenestration changes (deletion of approved attached garage) - 10 Wyke Lane North, Felpham
- ii. Members noted that no applications had been refused by Arun District Council since the last meeting.
- iii. Members noted that the following applications had been withdrawn since the last meeting:
- FP/169/24/PL - Proposed first floor extension (over existing The Old Rectory ground floor) and roof extensions and loft - Vicarage Lane conversion to create 3 No. new dwellings. This application affects the character and appearance of the Felpham Conservation Area and is CIL Zone 4 (Zero Rated) as flats.
  - FP/13/25/T - 1 No. Portuguese Laurel (T1) removal of deadwood and crown reduction to leave a height and spread of 4m. 1 No. Pittosporum (T2) crown reduction to a height and spread of 4m. 1 No. Field Maple (T5) crown reduction to leave a height of 3m and spread of 2m. 1 No. Evergreen Fur, 1 No. Cotoneaster and 1 No. Macrocarpa (T3, T4 and T6) dismantle to grown level. - 48 Downview Road Felpham
  - FP/11/25/CLP - Lawful development certificate for a proposed single storey rear extension - 16 Hinde Road, Felpham
  - FP/15/25/DOC - Approval of details reserved by condition imposed under reference FP/175/07/ relating to condition number 1 development shall be begun before the expiration of 3 years from the date of this permission - Outerwyke House, 55 Felpham Way, Felpham

## PL 98. PLANNING APPLICATIONS

<b>Licencing Act 2023</b>  <b>Ref: 121004</b>	Shree Sai Convenience UK Limited, Summerley Post Office and Stores, 44 Summerly Lane, Felpham, PO22 7HX	Supply of alcohol for consumption off the premises on Monday to Sunday between the hours of 0600 and 2300	<b>Object:</b>  <b>Excessive licensing hours</b>
<b>BR/48/25/PIP</b>	Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8ND	Application for permission in principle for minimum and maximum net gain of a 3-pitch traveller caravan site.	<b>Object:</b> <b>Insufficient space on site.</b> <b>Not in keeping with the street scene.</b> <b>Insufficient turning space and restricted access to the site.</b> <b>Impact on neighbouring properties due to proximity.</b> <b>Situation in flood zone 3A.</b> <b>Overlooking of neighbouring properties.</b>

<b>FP/25/25/HH</b>	69 Crossbush Road Felpham PO22 7LY	Part single, part two storey front, side and rear extensions, loft conversion including the installation of 1 No. front and 1 No. rear dormers	<b>No objection</b>  <b>Note: Please confirm gap of 1m to boundary is maintained.</b>
<b>FP/30/25/HH</b>	68 Crossbush Road Felpham PO22 7LY	Single storey rear extension.	<b>No objection</b>
<b>FP/31/25/CLP</b>	2 Wick Lane Felpham PO22 8QG	Lawful development certificate for a proposed side dormer with flat roof.	<b>No objection</b>
<b>FP/34/25/HH</b>	6 The Loop Felpham PO22 7ND	Detached garage with study loft, new gates and piers.	<b>Object:</b>  <b>Proposed application is forward of building line and not in keeping with the street scene.</b>
<b>FP/35/25/HH</b>	The Old Barn 42 Felpham Road Felpham PO22 7DF	Proposed porch.	<b>No objection</b>
<b>FP/36/25/HH</b>	23 Middleton Road Felpham PO22 6BL	Proposed double garage.	<b>Object:</b>  <b>Previous objections relating to application FP/67/23/HH have not been addressed.</b>
<b>FP/38/25/CLP</b>	11 Ormesby Crescent Felpham PO22 8EN	Lawful development certificate for a proposed new access and erection of a detached garage.	<b>Object:</b>  <b>Outstanding enforcement notice has not been complied with.</b>
<b>FP/39/25/HH</b>	21 Goodwood Avenue Felpham PO22 8EH	Single storey rear extension with steps, front canopy, conversion of loft to habitable use with rear dormer and alterations to fenestration. Single storey front roof extension to facilitate car port and widen driveway entrance with new electric gate and pedestrian access.	<b>Object:</b>  <b>Not in keeping with the street scene</b>

<b>FP/1/25/HH</b>	2 Leverton Avenue Felpham PO22 7RA	Retrospective application for erection of a side boundary fence.	<b>Object:</b>  <b>The boundary fence is considered to be an incongruous feature in the street scene and detrimental to the character and appearance of the area in conflict with policy ESD1 of the Felpham Neighbourhood Plan</b>
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**PL 99. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:**

<b>FP/40/25/HH</b>	Old Watch House Old Coastguards Felpham PO22 7BJ	Demolition of the existing garage and replacement with new garage incorporating a residential annex to the main house.	<b>Object:</b>  <b>Does not meet technical housing standards – nationally described space standard. The minimum gross internal floor area for two storey two bed dwelling is 79 sqm. This is calculated at 53.5 sqm.</b> <b>Does not comply with ADC parking standards.</b> <b>Overshadowing of neighbouring property.</b> <b>1 metre gap from boundary at first floor level not maintained.</b> <b>Overdevelopment of site.</b>
<b>FP/41/25/PDH</b>	19 The Old Retreat Homefield Avenue Felpham PO22 6AN	Notification under extended permitted development rights for a single storey rear extension (conservatory) measuring 8m from beyond the rear wall of the original dwelling house, with a maximum height of 3.356m and an eaves height of 2.6m.	<b>Object:</b>  <b>Insufficient quality of drawings to consider application.</b>
<b>FP/42/25/HH</b>	2 Henfield Way Felpham PO22 6QL	Retention of fence.	<b>Object:</b>  <b>Due to its position, height, length, colour and material the boundary fence is considered</b>

			to be an incongruous feature in the street scene and detrimental to the character and appearance of the area in conflict with policy ESD1 of the Felpham Neighbourhood Plan which also states that 'much of the estate is subject to an open plan condition giving an unenclosed feel to the estate'. The precedents quoted are not relevant to this application with two not situated on an estate of this order and one stating that the fence be set back from the boundary.
<b>FP/43/25/CLP</b>	31 Haywards Close Felpham PO22 8HF	Lawful development certificate for a proposed single storey side extension with flat roof, roof light, double glazed window and new door into garden.	<b>No objection</b>  <b>Note: Concerns regarding potential overshadowing of neighbouring property.</b>
<b>FP/44/25/HH</b>	11A Outerwyke Avenue Felpham PO22 8JH	Erection of a carport.	<b>Object:</b>  <b>Proposed application is forward of building line and not in keeping with the street scene.</b>

## **PL 100. EXECUTIVE PLANNING DECISIONS**

- FP/15/25/DOC - Outerwyke House 55 Felpham Way Felpham Bognor Regis PO22 8QU Approval of details reserved by condition imposed under reference FP/175/07/ relating to condition number 1 - development shall be begun before the expiration of 3 years from the date of this permission - Felpham Parish Council objects to this application as it would appear no work was started within three years apart from some repairs to the flint wall this year. In addition, there is no mention of conditions 2 and 3 being addressed.
- FP/16/25/DOC - Outerwyke House 55 Felpham Way Felpham Bognor Regis PO22 8QU Approval of details reserved by condition imposed under reference FP/175/07 relating to condition number 4 - screen walls and/or fences - Felpham Parish Council objects to this application on the basis that it does not answer condition 4. As this is a conservation application, all details of fencing should be drawn up and submitted. There are none.
- FP/17/25/DOC - Outerwyke House 55 Felpham Way Felpham Bognor Regis PO22 8QU Approval of details reserved by condition imposed under reference FP/175/07/ relating to

condition number 4 - screen walls and/or fences - Felpham Parish Council objects to this application on the same basis as FP/16/25/DOC - this does not answer condition 4. As this is a conservation application, all details of fencing should be drawn up and submitted. There are none.

- FP/18/25/DOC - Outerwyke House 55 Felpham Way Felpham Bognor Regis PO22 8QU Approval of details reserved by condition imposed under reference FP/175/07/ relating to condition number 5 - vehicle turning area and condition number 6 - visibility splays and sight lines.
- FP/24/25/HH - 13 Berewecke Road Felpham PO22 7EG - Erection of an annexe for ancillary use to the main dwellinghouse - Felpham Parish Council has no objection to this application, on the basis that as suggested by the applicant a condition should be made to the application that ensures that the annexe is always dependent upon the main dwelling house and thus for services etc it would use those that feed the main house.

## **PL 101. RAMPION 2**

Dear Project Liaison Group Representative,

Please find following an update from Chris Tomlinson from the Rampion 2 project team: I am writing to inform you that on 4<sup>th</sup> April 2025, the Secretary of State for Energy Security & Net Zero, Rt Hon Ed Miliband, awarded consent for the Rampion 2 Offshore Wind Farm. The Development Consent Order is for up to 90 wind turbines and foundations off the Sussex coast, subsea cables to bring the power to shore under Climping Beach, and an underground cable route to take the power to a new substation at Oakendene near Cowfold, before reaching final connection into the transmission network at Bolney, Mid Sussex.

This is an important milestone for the project, which could generate three-quarters of the entire electricity demand for the whole of Sussex, create jobs through construction and operation, and help support the Government's aim to reach at least 43GW of offshore wind capacity as part of their Clean Power 2030 target. The project team would like to thank the Sussex community for their input over the past four years, helping us refine and adapt the proposals to create the best possible project for this site, for the community and the environment.

A copy of the Development Consent Order (DCO) can be found on the Rampion 2 page at the Planning Inspectorate website here [Rampion 2 Offshore Wind Farm - Project information](#), which also includes our approved Land Plans and Statement of Reasons. Those with land interests have been written to directly. From Thursday 24<sup>th</sup> April, hard copies of these documents will also be available during published opening hours, in the following libraries local to our onshore infrastructure proposals:

Location	Address	Opening hours
Littlehampton Library	Maltravers Road, Littlehampton, BN17 5NA	Monday - Friday 9am-5pm Saturday 10am-4pm
Storrington Library	Ryecroft Lane, Storrington, RH20 4PA	Monday-Friday - 9am-5pm Saturday 10am-4pm
Henfield Library	Off High Street, Henfield, BN5 9HN	Monday - Friday 10am-5pm Saturday - 10am-2pm
Arundel Library	Surrey Street, Arundel, BN18 9DT	Monday - Wednesday 1pm-5pm Thursday - Saturday 9am-1pm
Steyning Library	Church Street, Steyning, BN44 3YB	Monday-Friday - 10am-5pm Saturday 10am – 2pm

We will now consider the Development Consent Order in detail as we plan the next steps. Rampion 2 will continue to keep the local community informed on project progress and will be working in the months ahead to make sure they are aware of the onshore and offshore activities associated with building the wind farm.

**PL 102. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):**

None

**DATE OF NEXT MEETING: Tuesday 13<sup>th</sup> May 7pm**

**Signed.....**

**Date.....**