

**DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 8<sup>TH</sup> SEPTEMBER 2026**

**FELPHAM PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING, LICENSING & NEIGHBOURHOOD PLAN  
COMMITTEE  
on TUESDAY 7<sup>th</sup> JULY 2026 at 7p.m.**

**PRESENT:**

**Chair: Councillor Glen Hewlett, Vice Chair: Councillor Graham Page  
Councillors: Bob Budd, Gloria Moss, Russ Parkinson, Russ Parkinson, Dave Smart, Maggie Wattling, Pat Young  
Councillors: (Ex Officio) Russ Marsden-Sear**

**PL 19. APOLOGIES FOR ABSENCE:**

Councillors: Antony Bassett, Kirsty Halls, Tom Harty, Jane Parker, Rick Parker

**PL 20. DECLARATIONS OF INTEREST**

None

**PL 21. QUESTION TIME:**

Members of the public attended regarding FP/66/26/PL and this application was brought forward on the agenda.

**PL 22. CLERK'S REPORT:**

None

**PL 23. CORRESPONDENCE:**

- i. Members noted that the following applications had been approved by Arun District Council since the last meeting:
  - FP/43/26/T - T1 Oak - Reduce length of branches on north aspect of tree only, to leave a minimum of 3metres spread when measured perpendicularly from the established garden boundary fence line. This equates approximately to a finished northern crown spread for the tree of 7metres - 29 The Hartings
  - FP/37/26/PL - Change of use from guest house C1 to dwelling house C3. This application is in CIL Zone 4 and is CIL Liable as a new dwelling - White Horses, Clyde Road, Felpham
  - FP/41/26/CLP - Application for certificate of lawfulness for a proposed conversion of garage to habitable garden room - 58 Downview Road, Felpham
  - FP/42/26/DOC - Approval of details reserved by condition under FP/195/23/PL relating to conditions 3 Schedule of materials for walls/ roof and 4 Flintwork - Car Park At The Fox Inn, Waterloo Road, Felpham

- FP/50/26/PDH - Notification under extended permitted development rights for a single storey flat roof rear extension, measuring 3.84m from existing dwellinghouse, with a maximum height of 2.63 m and an eaves height of 2.4 m - 65 Andrew Avenue, Felpham
- FP/52/26/T - Crown lift to provide a maximum of 4metres overhead clearance on all aspects, with pruning wound size no greater than 50mm. Reduce crown spread on north and south aspects only, to leave a minimum of 6metres when measured radially from the main stem - 12 Daisy Gardens, Felpham
- FP/71/26/NMA - Non material amendment following the grant of FP/118/24/HH relating to amendment of hipped pitched roof over front bay to a mono-pitched gable ended roof - 1 Leverton Avenue, Felpham

- ii. Members noted that no applications had been refused by Arun District Council since the last meeting.
- iii. Members noted that no applications had been withdrawn since the last meeting.

#### PL 24. PLANNING APPLICATIONS

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|--------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FP/39/26/HH</b> | 21 Westmorland Drive Felpham PO22 8LZ                      | Single storey side and rear extension, and conversion of loft to habitable use with rear dormer.                                                                                                                         | <b>No objection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>FP/66/26/PL</b> | Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN | Retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 4.2m (compared to 2.9m as permitted). This application is in CIL Zone 5 (Zero Rated) as other development. | <p><b>OBJECT:</b></p> <p><b>The planning history of this site is significant. Two previous full planning applications for an agricultural storage barn (FP/122/23/PL and FP/201/23/PL) were refused before the current development proceeded. While prior approval was subsequently granted under FP/106/23/AG, that approval related to a barn of specific approved dimensions, including an overall height of approximately 2.9 metres.</b></p> <p><b>The barn has instead been constructed to an overall height of approximately 4.2 metres, representing an increase of around 45% over the approved height. This is not a minor variation but a material change to the scale, bulk and visual impact of the building.</b></p> |

|                      |                                     |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|                      |                                     |                                                                                                                          | <p>The additional height makes the building substantially more prominent within the rural landscape and results in a structure that is materially different from that which the Council previously considered acceptable. No compelling planning justification has been provided to demonstrate why the approved design could not have been constructed or why the additional height is necessary for agricultural purposes.</p> <p>As per refusal FP/91/23/AG: Part 6, Class A, A.1 of the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended) states that development is not permitted where (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres. The site is within 105m of the LEC Airfield which meets the definition of an aerodrome. As such, the proposal cannot be permitted development.</p> <p>An acceptable flood risk assessment has not been submitted.</p> |
| <b>FP/69/26/HH</b>   | 2 Ceres Place<br>Felpham PO22 7RG   | Demolition of existing conservatory. Construction of two storey and part single storey rear extension.                   | <b>No objection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>FP/74/26/HH</b>   | 14 Roundle Road<br>Felpham PO22 8NL | Demolition of conservatory. Single storey rear extension. Vertical boarding to existing front elevation and rear dormer. | <b>No objection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>FP/75/26/NM A</b> | 10 Felpham Gardens (Unit 2)         | Non-material amendment following the grant of                                                                            | <b>No objection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|                    | Felpham PO22 8QS                               | FP/61/20/PL relating to fenestration and door changes.                                                                                                                                                                                                                                                                                                      |                     |
| <b>FP/76/26/T</b>  | 12 Wellers Close Felpham PO22 8FS              | Crown reduction to 1 no. Sycamore (T1) to leave a South-easterly spread of 4m and removal of overhanging branches, crown reduction to 1 No. Scotch Pine (T2) to leave a height of 11.5m, South-Westerly spread of 6m and South-Easterly spread of 4.5m and crown reduction to 1 No. Sycamore (T3) to leave a height of 14m and South-Easterly spread of 6m. | <b>No objection</b> |
| <b>FP/77/26/T</b>  | 87 Limmer Lane Felpham PO22 7LP                | Crown reduction to 1 No. Silver Birch (T1) to leave a height of 6m, crown reduction to 1 No. Willow (T2) to leave a height of 11-12m and spread of 6m. Fell 9 No. Conifer (T4-12).                                                                                                                                                                          | <b>No objection</b> |
| <b>FP/78/26/TC</b> | The Coast House Waterloo Road Felpham PO22 7EH | Crown reduction to 3 no. Bay trees (T1-3) and 1 no. holly tree (T4) to leave a height of 2.9m and spread of 5.3m. This application may affect the character and appearance of the Felpham Conservation Area.                                                                                                                                                | <b>No objection</b> |
| <b>FP/79/26/HH</b> | 12 The Crescent Felpham Bognor Regis PO22 7HB  | Removal of existing conservatory and erection of two storey extension including installation of a juliet balcony.                                                                                                                                                                                                                                           | <b>No objection</b> |

**PL 17. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:**

|                    |                                |                                                                                                                                                   |                     |
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| <b>FP/54/26/HH</b> | 5 Hardy Close Felpham PO22 6QX | Single storey rear extension with chimney, widening of existing garage, retiling of roof with insertion of new skylights, rendering of rear wall. | <b>No objection</b> |
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| <b>FP/55/26/PL</b>  | 6 Ormesby Crescent<br>Felpham PO22 8EN | Demolition of garage and conservatory, extension and alteration of existing bungalow to create two separate dwellings including a new crossover to public highway.                                                                                                                                | <b>OBJECT:</b><br>The proposal would appear as an overdevelopment of the site and significantly compromise the spatial pattern and composition of the street scene. This would result in adverse harm to the visual amenity and character of the locality, in conflict with policies D DM1, D DM4, D SP1 of the Arun Local Plan, ESD1 of the Felpham Neighbourhood Plan, the Arun Design Guide and the NPPF. |
| <b>FP/70/26/HH</b>  | 5 Limmer Lane<br>Felpham PO22 7EL      | First floor side extensions. Roof alterations including hip to gable conversion. Chimney remodelling. Garage remodelling with installation of PV panels on proposed new pitched roof. New garden shed. This application may affect the character and appearance of the Felpham Conservation Area. | No objection                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FP/73/26/DOC</b> | 1 Burley Road<br>Felpham PO22 7NF      | Approval of details reserved by condition imposed under FP/176/24/PL relating to condition 3-surface water drainage.                                                                                                                                                                              | No objection                                                                                                                                                                                                                                                                                                                                                                                                 |

**PL 25. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):**

None

**DATE OF NEXT MEETING: Tuesday 8<sup>th</sup> September 2026 7pm**

**Signed.....**

**Date.....**