

DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL ON 5th FEBRUARY 2019.

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

held at **Felpham Community Hall** on **Tuesday 15th January 2019** at 6.15 p.m.

PRESENT: Councillors: Mrs M Harvey, M Harvey, Mrs G Moss, G Matthews, P English,
Mrs R Kissell, Miss A Barker, G Grundy, G Hewlett & D Smart.

PL 107. APOLOGIES FOR ABSENCE:

Councillor Mrs J Wild.

No other apologies had been received.

PL 108. ABSENCES WITHOUT APOLOGIES:

There were no absences without apology.

PL 109. DECLARATIONS OF INTEREST:

- Councillors Mrs M Harvey & M Harvey – FP/266/18/T (3-9 Old Rectory Gardens) – as residents of Old Rectory Gardens
- Councillor Miss A Barker – FP/271/18/PL (Bishop Tufnell School) – as an advisor on H & S Education Focus Group

There were no other declarations of interest.

PL 110. QUESTION TIME:

There were no members of the public present, therefore no comments or questions were received.

PL 111. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11th DECEMBER 2018:

The minutes of the meeting held on the 11th December 2018 were **APPROVED** as a true and accurate record and these minutes were ratified at Main Council on 8th January 2019.

PL 112. MATTERS ARISING:

There were no matters arising.

PL 113. TO RECEIVE THE MINUTES OF THE NEIGHBOURHOOD PLAN COMMITTEE HELD ON 17th DECEMBER 2018:

The minutes of the meeting held on the 17th December 2018 were **APPROVED** as a true and accurate record and these minutes were ratified at Main Council on 8th January 2019.

PL 114. MATTERS ARISING:

There were no matters arising.

PL 115. CORRESPONDENCE:

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

- **FP/212/18/HH** – 40 Minton Road, Felpham PO22 7JN – Demolition of existing garage with front, rear side extensions at ground floor, loft conversion and landscaping to the front.
- **FP/216/18/T** – 14 Bridger Close, Felpham PO22 8FT – Reduce canopy by 1m, reduce all south facing branches by 2m, target prune all damaged stubs to 1 No. Ash tree.
- **FP/217/18/HH** – Dummer Down, The Ridgeway, Felpham PO22 7JQ – Retention of 3 Bay oak framed single storey garage & storeroom.
- **FP/220/18/HH** – 38 Middleton Road, Felpham PO22 6BT – Rear extension.
- **FP/231/18/A** – Tesco Express, 126 Felpham Way, Felpham PO22 8QW – Installation of 6 No. non illuminated panel to ATM surround.
- **FP/238/18/T** – 74 Outerwyke Road, Felpham PO22 8LT – Crown lift to 5m including removing 4 lowest secondary growth to 1 No. Macrocarpa tree.
- **FP/239/18/T** – The Ridings, Wedgewood Road, Beach Estate, Felpham PO22 7JF – Reduce back to previous treatment knuckles 1 No. Oak tree. Reduce southern aspect by 3m to 2 No. Oak trees.
- **FP/240/18/HH** – 3 Ferndown Gardens, Felpham, Bognor Regis PO22 8JL – Two storey side extension including integral garage to replace existing detached garage.
- **FP/245/18/TC** – Next to 3 Old Rectory Gardens, Felpham – Crown reduction of 2m to 1 No. Silver Birch tree within the Felpham Conservation area.
- **FP/251/18/HH** – 39 Limmer Lane, Felpham PO22 7HD – Detached carport and garage.
- **FP/253/18/HH** – 20 Davenport Road, Felpham PO22 7JR – Removal of rear conservatory & erection of rear two storey & single storey extension including extension of balcony.
- **FP/254/18/HH** – 3 The Grove, Felpham PO22 7EY – Single storey rear extension and internal alterations.

(ii) Members noted that there were no applications that had been **refused** by Arun District Council since the last meeting:

(iii) Members noted that there were 2 applications that had been **withdrawn** by the Applicant, since the last meeting:

- FP/201/18/PL – Mermaid And Playbox, Sea Road, Felpham PO22 7AW.
- FP/273/18/T – Bishop Tufnell C Of E Junior And Infant School, Pennyfields, Felpham PO22 6BN – Tree – Take down to stump level 2 No. Ash trees.

(iv) Neighbourhood Plan Policies – reply from Donna Moles - ADC re: email sent regarding saved policies:

- “A saved policy needs to remain unchanged. In planning policy a single word be it for strengthening or clarity can have severe impact when implemented and so creates risk for legal challenge in the future. This is because it will be left to interpretation as to whether the policy context has changed and the magnitude and the usual argument is that if it was that minor then you would not need to change it. Therefore our advice is to include any policy word change as a changed policy. The risk of not doing so could be great otherwise”.

PL 114. AGENDA ITEMS FOR NEXT JWAAC MEETING:

There were no items put forward for the next JWAAC meeting.

PL 115. PLANNING APPLICATIONS:

Application Number	Address	Planning Application	FPC Decision/Comments
FP/261/18/HH	105 Upper Bognor Road, Felpham PO21 1JP	Demolition of existing garage, erect new pre-cast concrete garage.	No Objection.
FP/263/18/PL	Timberly, The Ridgeway, Beach Estate, Felpham PO22 7JX Grid ref: 495673 99671	Demolition of existing chalet dwelling & erection of replacement dwelling.	No Objection.
FP/266/18/T	Between 3-9 Old Rectory Gardens, Felpham PO22 7ER	Remove 2-3m from lower over-hanging branches to 1 No. Willow tree.	No Objection.
FP/268/18/PL	Petrol Filling Station 97 Felpham Way, Felpham PO22 8QB Grid ref: 495789 100235	Relocation of existing shop entrance.	No Objection.
FP/271/18/PL	Bishop Tufnell C Of E Junior And Infant School, Pennyfields, Felpham PO22 6BN Grid ref: 496391 100425	All weather surface & play equipment.	No Objection.

FP/272/18/HH	2 Hayleys Gardens, Felpham, Bognor Regis PO22 7ES Grid ref: 495147 99864	Application for conservation area consent for single storey front and rear extension and car port to the side of the property.	No Objection.
FP/273/18/T	Bishop Tufnell C Of E Junior And Infant School, Pennyfields, Felpham PO22 6BN Grid ref: 496391 100425	Take down to stump level 2 No. Ash trees.	WITHDRAWN
FP/274/18/PL	10 Felpham Gardens, Felpham PO2 8QS Grid ref: 495908 100133	Demolition of 1 No. house & erection of 2 No. detached chalet style dwellings with garaging & car parking.	No Objection.
FP/276/18/HH	31 South Drive, Felpham PO22 7PY Grid ref: 496497 100116	Single storey rear extension and conversion of roof space to habitable use to include a front and rear dormer.	No Objection.

PL 116. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

- **FP/275/18/HH** – 20 Wedgewood Road, Felpham PO22 7JF – Grid ref: 495382 99591 – Double storey side/rear extension, remodelled roof and modified vehicular access and landscaping. **FPC – No Objection.**
- **FP/1/19/T** – Eaton Lodge, 2 Crossbush Road, Bognor Regis PO22 7LS – Crown reduction 2.5m & Crown thin 25% to 1 no. Lime tree and 1 No. Evergreen Oak tree. Crown reduction 1.5m to 2 No. Birch trees. **FPC - Tree Wardens looked at and work to go ahead, carried out by a professional and experienced Tree Surgeon.**

There were no other applications received after the published agenda.

PL 117. Neighbourhood Plan and Design Guide Review:

The Clerk advised the meeting that the draft proposed Neighbourhood Plan survey/questionnaire, that had been produced now that the review of and amended Neighbourhood Plan document had been agreed, had been sent to all Councillors for comment, amendments etc so that the document could be discussed at the next meeting of this Committee in preparation for public consultation. With regard to the Design Guide the meeting was advised that the FVCS were unable to continue with their identification

of other buildings that may be considered for inclusion as buildings of value over and above those already identified, but they would be continuing with their surveying and identification of flint walls within the village.

PL 118. Community Action Plan:

The Clerk advised that there was nothing new to report on this and that the public consultation may throw up some new initiatives to be looked at, under this heading.

PL 119. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

There were no matters of urgent public importance.

PL 120. BUSINESS AT CHAIRMAN'S DISCRETION:

There was no business at the Chairman's discretion.

PL 121. DATE OF NEXT MEETING: 12th February 2019 at 6:15pm

The meeting closed at 6.55 pm

Signed.....

Date.....