

DRAFT SUBJECT TO THE APPROVAL OF MAIN COUNCIL 1ST SEPTEMBER 2020.

**FELPHAM PARISH COUNCIL
MINUTES OF THE VIRTUAL MEETING OF THE PLANNING & LICENCING ADVISORY
COMMITTEE & NEIGHBOURHOOD PLAN COMMITTEE
on Tuesday 11th July 2020 at 6.15 p.m.**

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

Councillors Mrs R Kissell and K Watson were also in attendance in the public gallery.

PL 29. APOLOGIES FOR ABSENCE:

Councillor Mrs G Moss.

PL 30. ABSENCES WITHOUT APOLOGIES:

There were no absences without apology.

PL 31. DECLARATIONS OF INTEREST:

There was 1 declaration of interest: Councillor Miss A Barker regarding: WSCC/035/20.

There were no other declarations of interest.

PL 32. QUESTION TIME:

There were no members of the public present.

PL 33. TO RECEIVE THE MINUTES OF THE PLANNING & LICENCE ADVISORY COMMITTEE AND THE NEIGHBOURHOOD PLAN COMMITTEE MEETING HELD ON 14TH JULY 2020:

The minutes of the meeting held on the 14th July will be **APPROVED** as a true and accurate record and these minutes will be ratified at the next Main Council meeting – 1st September 2020.

PL 34. MATTERS ARISING:

There were no matters arising.

PL 35. CORRESPONDENCE:

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

- **FP/258/19/PL** – 107 Felpham Way, Felpham PO22 8QB – Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1, A2 and B1, a health centre or clinic (and no other uses within Class D1) or Beauty Therapist/Nail Bar only (Sui Generis) & 3 No. Flats together with secure cycle & refuse storage facilities (resubmission following FP/32/19/PL).
- **FP/73/20/HH** – 8 Myrtle Copse, Felpham PO22 8FQ – Conversion of garage and conversion of garage roof space to habitable use to form a proposed annex.
- **FP/76/20/HH** – 1 Summerley Lane, Felpham PO22 7HN – Single storey garage and storeroom/summerhouse at side of property.
- **FP/79/20/HH** – 31 Overdown Road, Felpham PO22 7HW – Loft conversion.
- **FP/81/20/HH** – 26 Links Avenue, Felpham PO22 7BX – Installation of a dropped kerb/crossover.
- **FP/88/20/T** – Tavistock Lodge, 15 Vicarage Lane, Felpham PO22 7DZ – Fell 1 No. Turkey Oak tree.
- **FP/90/20/HH** – 17 Poulner Close, Felpham PO22 8HN – Single storey side extension.

FPC's comments were in agreement with ADC's decisions regarding the above applications – apart from FP/258/19/PL, FP/73/20/HH and FP/88/20/T – FPC Objected to all three.

(ii) Members noted that there was 1 application that had been **refused** by Arun District Council since the last meeting:

- **FP/64/20/T** – 9 Broomcroft Road, Felpham PO22 7NJ – Reduce overhanging branch of 1 No. Pine tree by 5m and remove deadwood and pine cones. - **FPC Objected.**

(iii) Members noted that there were no applications that had been **withdrawn** by the applicant since the last meeting.

(iv) Councillor G Hewlett raised the issue of planning application FP/258/19 – 107 Felpham Way, which had been deferred at the last Arun District Council Development Control Meeting on the 26th June so that the Planning Officer could discuss the issue of car parking with the applicant.

FPC had objected to the application on the grounds that Arun's Parking standards policy had not been applied and the applicant had specified on street parking. The Committee had asked at the last Planning meeting that the Chair write to the Planning Officer, the Chair of the

Development Control Committee re-stating the Felpham Parish Council's objection and reaffirmed FPC's position, and this had been done.

Councillor G Hewlett reported further after receiving the 'White Paper' Changes to the Current Planning System. Councillor Hewlett reported that there were 4 main elements to the paper:

- 1) Recalculation of the formula used to determine the "Housing Need";
- 2) The securing of First Homes through Developer contributions;
- 3) The temporary increase on size of a development requiring an affordable homes element from 10 homes to 40 or 50 homes for 18 months to aid small building companies;
- 4) An extension of the existing "Permission in Principle" for housing developments on Brownfield sites to a two-stage process to reduce costs for developers at the initial stages of a building project.

This was discussed at length. Councillor Hewlett stated that any response to this consultative document was only by answering the 35 questions detailed within it and giving reasons behind any disagreement with the statements. The consultation runs from the 6th August until the 1st October 2020.

Individuals can respond as well as organisations and if Councillors wish to respond hard copies of the document are available from the Council Office.

FPC will be keen to see the response from ADC.

A wider discussion ensued and the meeting acknowledged that some applications were seemingly bypassing the consultative process or arriving too late for the Parish Council to respond to them. In addition, some applications appear to be approved earlier than the due published date by both ADC and WSCC. The Clerk has written to WSCC with regards to the planning process undertaken and with particularly reference to a development in Ford, and is awaiting a response.

PL 36. AGENDA ITEMS FOR NEXT JWAAC MEETING:

The Clerk had reported that he had received notification of a proposed October meeting, no date had been confirmed yet.

No agenda items were proposed.

PL 37. PLANNING APPLICATIONS:

Application Number	Address	Planning Application	FPC Decision/Comments
WSCC/035/20	Felpham Community College,	Installation of welded mesh fence and	<i>At the time of this meeting ADC had already approved the application</i>

	Felpham Way, Felpham PO22 8EL	associated pedestrian & vehicular access gates.	8 days earlier than the decision date.
FP/109/20/HH	19 The Midway, Felpham PO22 7HA Grid ref: 495413 99811	Summer house in the front garden.	No objection.
FP/112/20/T	Bognor Regis Golf Club, Downview Road, Felpham PO22 8JD Grid ref: 495157 100813	Reduce overhang of 1 No. Pine tree to 0m on eastern side over golf club boundary line. Reduce overhang of 1 No. Sycamore tree to 0m on eastern side over golf club boundary line. Reduce overhang of 1 No. Field Maple to 0m on eastern side over golf club boundary line.	Tree Warden had advised that work could be carried out using an experienced and professional Tree Surgeon. FPC – No objection.
FP/120/20/HH	31 Leverton Avenue, Felpham PO22 7RA Grid ref: 496626 99923	Single storey wrap around flat roofed extension.	No objection.
FP/121/20/T	9 Rife Way, Felpham PO22 7BN Grid ref: 494584 99711	Fell 1 No. Ash tree.	Tree Warden advised that the tree was diseased and that work should go ahead using a professional and experienced Tree Surgeon and that the tree should be replaced. FPC – No objection.
FP/127/20/T & FP/140/20/T	12 Grafton Avenue, Bognor Regis West Sussex PO22 6AR Grid ref: 496414 100650	Fell 2 No. Taxus – T1 and T2 – also advertised under FP/140/20/T – awaiting correspondence and possible deferred/extension of decision date from ADC Officer.	Objection – insufficient and inaccurate information. No photos as stated in the application and not clear on the drawings within the plan where the trees were.

PL 38. PLANNING APPLICATIONS RECEIVED AFTER PUBLISHED AGENDA:

- **FP/131/20/PD** – First Floor Office, 44B Summerley Lane, Felpham – Notification for Prior Approval under Class O for change of use from a use falling within Class B1 (a) (offices), to

a use falling within Class C3 (dwellinghouses) – change of use of existing 1st Floor Office to a self contained Studio Apartment. This application is not CIL Liabale as flat in Zone 4. **FPC – Objection – The plans do not appear to comply with Building Regulations / Standards as only 30sq2 including approximately 6.5m2 of under eaves storage space (minimum standard quoted under Technical Housing Standards – nationally described space standard – March 2015 Department for Communities and local Government is 37m2) – This would also set a precedence for other properties of similar small size.**

- **FP/137/20/DOC** – Land on West Side of Stanhorn Grove, Felpham PO22 8FS – Approval of details reserved by condition imposed under ref: FP/171/18/PL relating to Condition No.s 21 – waste/recycling storage and 22 – external lighting. **FPC – No objection.**

PL 39. NEIGHBOURHOOD PLAN AND DESIGN GUIDE REVIEW:

There was nothing new to report under this agenda item, other than the Clerk had written to Donna Moles for an update previously.

PL 40. MATTERS OF URGENT PUBLIC IMPORTANCE (with the prior consent of the Chairman):

There were no matters of urgent public importance.

PL 41. BUSINESS AT CHAIRMAN’S DISCRETION:

There was no business at the Chairman’s discretion.

PL 42. DATE OF NEXT MEETING: Tuesday 8th September 2020 at 6:15pm

The meeting closed at 6.59 pm

Signed.....

Date.....