

MIDDLETON-ON-SEA PARISH COUNCIL
Minutes of the Development Control Committee
Held remotely using Zoom on
Wednesday 7th October 2020

PRESENT – Councillors Mrs Johnson (Chairman), Davies, Harris, Jones, Newton and the Clerk

1. **APOLOGIES (Noted)** – None
2. **MINUTES** – The Minutes of the Development Control Committee held on the 16th September 2020 having been circulated were approved, the minutes will be signed once meetings using Zoom are not required.
3. **DECLARATIONS OF INTEREST** – None.
4. **PUBLIC DISCUSSION PERIOD** – Five members of the public attended. Mrs Mills questioned what would be acceptable on this site and the possibility of some negotiations in the future. Mr Bell informed the meeting that a handbill has been distributed and asked if this could be included in the minutes, the handbill reads as follows,

PROPOSED CARE HOME AT THE OLD POULTRY FARM

Hello again

In February we asked your help in objecting to Frontier Estates' Application to build a 66-bed Care Home on the old Poultry Farm site on Yapton Road. You wrote, and this helped to persuade ADC's Councillors to reject the plan. Thank you.

Frontier Estates have now done two things. They have appealed to the Government to ***throw out*** our Councillors' decision. Please write to the Planning Inspectorate on line at <https://acp.planninginspectorate.gov.uk> or if you do not have access to the web write to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN. Be sure to quote M/80/19/PL. The deadline is 28 October 2020.

Frontier Estates have also put in a ***new*** Application for the Care Home. It makes a few changes but ***still does not*** address the following issues:

- 1 The unsuitability of the site for a huge development in a quiet rural village
- 2 The access to the Care Home through the small cul-de-sac on Silver Birch Drive

- 3 The small number of parking spaces within the Care Home site and thus the extreme likelihood of parking along Silver Birch Drive and its side-roads, especially at shift changeover times
- 4 The huge increase in traffic at Comet Corner and the Dukes Motors roundabout
- 5 The unsuitability of Yapton Road between the A259 and the Dukes Motors roundabout, already used by drivers in a hurry
6. The increase in demand on local doctors, dentists and ambulances
7. The sparseness of local buses
- 8 The re-routing of the footpath, popular with dog-walkers, especially during construction of the Care Home
- 9 The certain risk of sewer overload at times of heavy rain
10. The Police demand for 24-hour outdoor lighting at the Care Home

Please help by objecting to Arun District Council. This must be by email: Go to the ADC website www.arun.gov.uk/weekly-lists and scroll down to a box headed PLANNING APPLICATIONS SEARCH. In the box called put in M/68/20/PL and scroll down to the two small boxes 'Search' and 'Reset'. Choose . A new box appears with the reference already in place. Click this and a new box appears headed PLANNING APPLICATION DETAILS. Choose the third small box at the top . The deadline is 15 October 2020

Please ask your friends to write to both ADC and the Planning Inspectorate
Thank You

Mr Kerss stated that the previous objections still stand even with the reduced roofline and a number of the reports on the website are just reprints from the refused application. Mr Kerss raised three further issues 1) Drainage – the basement requires 825 cubic metres to be removed under the care home, there is no reference to the massive effect on drainage 2) Traffic assessment – does not reflect Comet Corner problems 3) Certain points in the Arun Local Plan have not been assessed. The only alternative to reduce the problems is to have a change to the access route. Mr Mansfield stated that the previous objection letter from the Parish Council still holds and that he has concerns with the basement and the flooding that this will cause along Yapton Road and there is a further confusion

within the Tree Report in that the trees have now been re-numbered. Kirsty Thomas stated that Care Home staff are difficult to recruit and this Care Home will need 30-40 carers, other Care Homes in the area have seen staffing levels fall and some Care Homes have closed.

8. **FORWARD PLAN** – The Clerk having previously circulated a report was noted by members

9. MATTERS ARISING

a) Planning Applications submitted

M/65/20 – 15 Old Point, Middleton-on-Sea – erection of conservatory to the rear
No Objection

M/68/20 – Poultry Farm 87 Yapton Road, Middleton-on-Sea - Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home arranged over two storeys together with associated access, car & cycle parking, structural landscaping & amenity space provision (resubmission following M/80/19/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development

The committee objected on a number of issues and the Clerk was requested to submit the objection letter to Arun District Council

M/71/20 – 18 Sea Way, Middleton-on-Sea – construction of first floor dormer to provide enlarged bathroom and wardrobe/storage, construction of detached garage

Members agreed to defer a decision on this planning application until the next meeting.

b) Planning Applications from surrounding parishes to discuss

LU/238/20/OUT – Land west of Bridge Road roundabout Littlehampton - Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

Members noted this planning application and agreed that no further action was needed.

- c) **Parish objections to planning applications to be determined by Arun DC**
M/80/19 – Former Poultry Farm, land west of Yapton Road - Demolition of the Existing Structures & Redevelopment to Provide a New 66-Bedroom Care Home (Use Class C2) Arranged over Two Storeys Together With Associated Access, Car And Cycle Parking, Structural Landscaping And Amenity Space Provision.
Members agreed that no further comments to the appeal to the Inspector were needed.

10. DEVELOPMENT CONTROL CORRESPONDENCE

a) **Update on actions previous meeting.**

The Clerk having previously circulated a report was noted by members

b) **CPRE – Planning reforms threat**

The Clerk having previously circulated a report was noted by members. Mrs Johnson stated that she has sent an email to County Councillor Mrs Pendleton requesting to know if there are any sites with planning approval for houses that have not yet been developed. Mr Newton questioned if brown fill sites and uninhabited houses have been reviewed.

.ANY OTHER BUSINESS

There being no further business the meeting closed at 19.11p.m. The next meeting will be **21st October 2020** at 6.30 p.m. and will be held remotely using Zoom.