

All minutes are draft and subject to approval at the next meeting

FERRING PARISH COUNCIL

Neighbourhood Development Plan Committee Meeting (Decision Powers)

**Minutes of the Neighbourhood Development Plan Committee Meeting held at
7.00pm on 15th November 2021 at the Village Hall**

Present	Councillors	
		Peter Coe
		Clare Royal
		Ruth Arnold
		Roger Elkins
		John Tero
		Mark Stacey
		Lesley Young

1	<p>Apologies for Absence Apologies were received from Councillors Alex Juniper, Terry Jackson & Stephen Abbott and Valerie Simpson, Retirement Club. The apologies were accepted.</p>	
2	<p>Declarations of Interest There were not declarations of interest.</p>	
3	<p>Public Question Time There were no resident questions.</p>	
4	<p>To confirm the minutes of the last meeting held on 16th August 2021 The minutes were agreed as the correct record and signed by the Chairman.</p>	
5	<p>Matters arising from the report meeting on 16th August 2021 There was nothing to mention.</p>	
6	<p>Arun Local Plan review – Update On the 10th November, at Full Council, ADC voted to “pause the preparation of a revised Local Plan until details of the new plan making system be agreed, and that the pause be reviewed in six months’ time”.</p> <p>Councillor Roger Elkins agreed and confirmed that the Government announcement of significant planning reforms could have implications for the local plan review.</p>	
7	<p>Neighbourhood Development Plan – Overall Update</p> <p>a) Community Engagement Working Group – develop communication and engagement plan for 2022 <i>(Councillors Clare Royal & Lesley Young)</i> There is no further update.</p> <p>b) Protected Areas Working Group – <i>(Councillors John Tero & Mark Stacey)</i> Councillor John Tero advised that with the support from the Conservation Group</p>	

	<p>and History Group, this project has been completed and is ready to be submitted to ADC. Councillor Peter Coe will contact ADC to enquire when they wish to receive the completed documentation.</p> <p>c) Housing allocations and windfalls On the 15th of September councillors were copied into an ongoing discussion with ADC relating to the policy change on accounting for windfalls against previous housing allocations. We received a response from ADC Planning Policy and Conservation Team Leader on the 9th of November that in principle he is comfortable with our analysis for the proposed discounts (against the housing site allocation in the NDP for land at Ferringham Lane (Policy 6)). He is checking with monitoring colleagues before final confirmation.</p>	P Coe
8	<p>Community Infrastructure Levy Group</p> <p>a) Potential Project List The Project Working Group have carried out an initial review of all proposed projects and each project was discussed in detail and rated using a point system.</p> <p>As a result of the meeting, it was identified that the potential projects could be sub-divided into short term achievable projects and long terms projects.</p> <p>The proposed projects included those where CIL funding could be used and the Project Working Group will report back in due course.</p> <p>It was agreed that Community Infrastructure Levy (CIL) will be included as an agenda item at the F&GP Committee meeting 29th November.</p>	
9	<p>NDP policy effectiveness – in relation to approval of planning applications Councillors may be aware that at the ADC Planning Committee meeting on the 27th October applications for 1 Sea Drive and 23 South Drive were approved. Both of these applications for extensions and “remodelling” effectively turn them into three storey, flat roofed properties. Strong objections were raised by the Parish Council (amongst others) and presented on the day by Cllrs Abbott and Elkins. In both cases the Planning Committee did not accept that the properties were out of context with surrounding properties (Policy 1A of the FPNDP) citing both Blue Waters and No 11 South Drive as neighbouring properties with flat roofs and that the roof height was not being raised.</p> <p>In addition, they chose to effectively disregard their own policies on reflecting the characteristics of the local area; Design aspects; and the impact of the extensions in relation to the character of the host dwelling, neighbours and locality. In addition, they appear to have also disregarded their own and recent design guide (all of which was highlighted repeatedly by Councillor Coster, but effectively overridden by Councillor Bower).</p> <p>In both cases, Committee members were supportive of the modern design of the buildings, albeit a number stated that they were in the wrong location! But there was little if any acknowledgement of the impacts on the village’s character. Neither the officers or Members contested the fact that the application conflicted</p>	

	<p>with multiple policies. The vote for Sea Drive was 6 for and 4 against the approval, which effectively meant they couldn't vote against the South Drive application. Unfortunately, this now sets a precedent for an influx of modern, three storey flat roofed buildings, particularly along the sea front.</p> <p>That policies in both the Neighbourhood and Local Plans and Arun's own design guides have been overridden or ignored based on the personal opinion of the members who happen to be on the committee on any given day, which brings into question the effectiveness of the whole process of NDPs and local plans; in that the point of having policies is that they should reflect the wishes of the local community and deliver consistency and objectivity.</p> <p>After a brief discussion, it was agreed that FPC should contact our neighbouring parish councils to express our concerns. Councillor Peter Coe draft a letter for circulation to Councillors.</p>	P Coe
10	<p>All about Ferring Magazine – NPI article Councillor Peter Coe will draft an article to update the residents on the pause of the Arun Local Plan. Councillor Roger Elkins suggested obtaining the official ADC statement from the ADC Director of Planning.</p>	P Coe
11	<p>Urgent matters arising, since the preparation of this Agenda & Items to be referred to next Agenda Due to the pause in the Arun Local Plan, it was agreed to defer any future NDP committee meetings until such time as ADC have reviewed the position and there is clarity on the revised timelines for the Local Plan. Work on making the case for Protected areas should, however continue, as this will put us in a good position to inform the Arun Local Plan and be needed for any new NDP.</p>	
12	<p>Next Meeting – tbc 2022 Meeting closed at 7.35pm</p>	