

**Findon Parish Council**

**Minutes of remote Planning Committee Meeting held  
18 February 2021 at 7.30 pm**

**Present:** Cllrs Gear (Chairman), Martin, Hopley, Jewell, Gilbert, Carr and Smith

**In Attendance:** Clerk Fiona MacLeod.

<b>Item No</b>		<b><u>Action By</u></b>
<b>P 21.12</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Porter, Barnett, and Wilson.	
<b>P 21.13</b>	<b>Chairman’s announcements</b>	
	The Chairman reported that the publication of the Findon Neighbourhood Development Plan (FNDP) 2016-2035 (Amended February 2020) on the South Downs National Park Authority (SDNPA) web site had been delayed and was expected by the end of February 2021. FPC had been advised of an issue at Gallops Farm, Stable Lane regarding the delivery and stockpiling of sewage sludge that had an impact on nearby residents, and the creation of a new access route. This would be discussed in more detail at the Planning Committee meeting on 18 March 2021, however in view of the serious concerns raised, it was proposed that an urgent communication be sent to Arun District Council (ADC) Environmental Health, West Sussex County Council (WSCC) Highways, and the SDNPA Enforcement Officer to alert them to the situation. <b>Resolved: that the Clerk write to the agencies regarding the above as a matter of urgency.</b>	<b>FM</b>
<b>P 21.14</b>	<b>To sign as a correct record the Minutes of the meeting 21/1/2021</b>	
	It was proposed and seconded that the minutes of the remote meeting held on 21 January 2021 be signed as a correct record.	
<b>P 21.15</b>	<b>Declarations of Interest</b>	
	Cllr Gilbert declared a personal but non prejudicial/pecuniary interest in Agenda item P 21.18 a SDNP/21/00282/HOUS as the applicant was known to him.	
<b>P 21.16</b>	<b>Update on implementation of actions</b>	
	The report was noted.	
<b>P 21.17</b>	<b>Public Question Time (PQT)</b>	
	None.	
<b>P 21.18</b>	<b>To consider the following applications (responses to applications considered by the Planning Committee will be available to view on the South Downs National Park Authority (SDNPA) Public Access System. <a href="https://planningpublicaccess.southdowns.gov.uk/online-applications/">https://planningpublicaccess.southdowns.gov.uk/online-applications/</a> )</b>	
	<b>a) SDNP/21/00282/HOUS – Seven Beeches, 23 School Hill, Findon, BN14 OTR</b>  Application for first floor extension, roof alterations, new entrance hall, garage conversion, external alterations, and new integral garage.  Councillors had reviewed the planning documents and site	

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	<p>location. The Chairman provided background details to the previous Findon Parish Council (FPC) response to the previous application SDNP/20/03551/HOUS and the Conditions imposed by the SDNPA as part of the planning approval, and drew attention to the new additional two rooflights, making seven in total.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection, subject to the imposition of the same Conditions under SDNP/20/03551/HOUS.</b></p> <p><b>b) SDNP/21/00372/HOUS – 4 Beech Close, Findon, BN14 0UT</b></p> <p>Two storey rear extension to existing bungalow.</p> <p>Councillors had reviewed the planning documents and site location.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</b></p> <p><b>c) SDNP/21/00128/FUL – Tolmare Farm, Long Furlong, Findon</b></p> <p>Agricultural building.</p> <p>Councillors had reviewed the planning documents and site location, and supported the application.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection and supports the application.</b></p> <p><b>d) SDNP/21/00600/CND – Wiston Vineyard, Findon Park Road, Findon</b></p> <p>Variation of conditions 5 (Use) and 8 (Hours of Use) on SDNP/16/03661/FUL.</p> <p>Councillors had reviewed the revised conditions documents, site location, and the application for a new premises licence submitted to ADC.</p> <p>Detailed discussion took place regarding the changes to the conditions and the FPC response is attached to the minutes for ease of reference.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council is unable to consider supporting or otherwise the variation of Conditions until such time as clarity on the points in its letter was available.</b></p>	<p>FM</p> <p>FM</p> <p>FM</p> <p>FM</p>
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	<p><b>e) SDNP/21/00827/TPO – 2 Summerfields, Findon, BN14 0TU</b></p> <p>Removal of overhanging branches on Lime trees.</p> <p>Councillors had reviewed the planning documents and site location. <i>Post meeting – the Findon Tree Warden raised no objections.</i></p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</b></p>	<b>FM</b>
<b>P 21.19</b>	<b>Strategy and Policy</b>	
	<p><b>a) SDNPA Parking Supplementary Document (SPD) Consultation.</b></p> <p>Councillors welcomed Cllr Gear’s report on the Consultation (as previously circulated) and had no further comments.</p> <p><b>Resolved: that the Clerk informs the SDNPA and Findon Parish Council has no further comments on the Consultation.</b></p> <p><b>b) SDNPA Camping and Glamping Technical Advice Note (TAN) Consultation.</b></p> <p>Councillors had reviewed the Consultation documents, which they found straightforward.</p> <p><b>Resolved: that the Clerk informs the SDNPA and Findon Parish Council supports and welcomes the straightforward content in the TAN.</b></p> <p><b>c) Proposal to register with the Land Registry.</b></p> <p>Councillors had reviewed the report from Cllr Martin (as previously circulated) and supported the proposal for ratification by full Council.</p> <p><b>d) Government Planning for the Future White Paper.</b></p> <p>Councillors noted the well written update report from Cllr Martin (as previously circulated).</p>	<b>FM</b>     <b>FM</b>
<b>P 21.20</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and decisions noted.	
<b>P 21.21</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted.	
<b>P 21.22</b>	<b>SDNPA Appeal Hearings</b>	
	The List, relevant dates and updates (as previously circulated) were noted. Attention was drawn to the dismissal of the Appeal SDNP/20/00026/ENNOT land east of Pony Farm and the application for costs had not been decided.	
<b>P 21.23</b>	<b>SDNPA enforcement issues</b>	
	The List (as previously circulated) was noted. A retrospective planning application had been received for Honeysuckle Cottage, Horsham Road and would be considered at the Planning Committee meeting on 18 March 2021.	

<b>P 21.24</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b> Gallops Farm issues; Nephote Conservation Area. The remote meeting closed at 8.25pm. Date of next remote meeting –18 March 2021.	
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23/2/2021

Dear Ms Sharp,

SDNP/21/00600/CND– Wiston Vineyard, Findon Park Road, Findon.

Following a meeting of the Planning Committee on 18 February 2021, Findon Parish Council (FPC) would like to make the following points on this application for variation of Conditions 5 (use) and 8 (Hours of Use) of the approved application SDNP/16/03661/FUL:

- FPC is keen to encourage and support local business, however in respect of this application it has a number of concerns regarding the proposed alterations to Conditions 5 and 8;
- There is no real clarity of purpose stated in the Planning Statement, other than the applicant seeking to be able to use the Barn for purposes ancillary to tours of the adjacent vineyard by visiting members of the public, including reception, dining and ancillary sales area for extended opening hours up to 23.00 on 30 days during April to September and 30 days during October to March;
- With no information regarding the maximum capacity of the proposed dining area nor to what purpose it will be put in the extended evening hours (for example private functions where all guests would be expected to arrive and depart at the same time or a restaurant style operation with guests arriving and departing throughout the evening) it is impossible to gauge how much additional traffic will be using Findon Park Road or whether the limited car parking available at the Barn would be sufficient to meet demand;
- Findon Park Road is an unlit narrow rural lane with extremely limited opportunities for vehicles to pass one another. The road surface is very poor with many potholes, and road markings and warning signage at the junction with A24 are virtually non-existent. The splay of the junction with the A24 is very tight with no space for two vehicles (one exiting and one entering) to do so at the same time and therefore potential for queuing on the A24 approaching the junction whilst the entering vehicle waits for another to exit. Should SDNPA be minded to grant consent for the variation of Conditions FPC would expect that, in the interests of safety, these highways issues be addressed before the change in use was implemented;
- FPC is unclear why the applicant is seeking to replicate such facilities as reception, dining and ancillary sales area, which formed part of the planning consent granted for the redevelopment of the main site at North Farm, at the Barn which is sited in a remote, not easily accessed part of an undeveloped and tranquil area of the South Downs. There will inevitably be an adverse impact on tranquillity and on the Dark Night Skies from traffic

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arriving and departing the barn, from internal light spill and from the existing PIR external lighting being triggered by movement unless this is switched off. The period of October to March is of particular concern in that between 17.30 and 23.00 there will be little or no daylight and guests will be arriving and departing in darkness surely with inevitable health and safety risks associated with such; and

- Lastly, FPC notes that the applicant has lodged an application with Arun District Council for a Premises Licence to serve alcohol at the Barn included in which are during the hours of 10.00 to 23.00 on 30 days a year during 1 October to 31 March and 30 days a year in the period of 1 April to 30 September. This is a miss match with the change of hours requested of SDNPA. If the intention is to serve alcohol up to 23.00 during the aforementioned periods, then use of the Barn will not cease at 23.00 hours but at a later time when everyone has 'drunk up'.

In summary, FPC is unable to consider supporting or otherwise the variation of Conditions until such time as clarity on the above points is available.

Regards,

Fiona MacLeod