

**FINDON PARISH COUNCIL
34 NORMANDY LANE
EAST PRESTON VILLAGE
WEST SUSSEX BN16 1LY**

**NOTICE IS HEREBY GIVEN AND COUNCILLORS ARE SUMMONED TO A MEETING OF THE
PARISH COUNCIL PLANNING COMMITTEE**

On Thursday 20 January 2022 at 7.30pm in Findon Village Hall

for the purpose of transacting the following business

THIS IS AN OPEN MEETING AND MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND

If a member of the public wishes to comment in relation to any business to be transacted and would prefer not to physically attend, please can they email their comments to the Clerk no later than 4pm on Wednesday 19 January 2022 clerk@findparishcouncil.gov.uk .

Fiona MacLeod
Clerk to the Parish Council
14/1/2022

AGENDA

P 22.01 TO RECEIVE AND NOTE APOLOGIES FOR ABSENCE

P 22.02 CHAIRMAN'S ANNOUNCEMENTS

P 22.03 TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING 2/12/2021

P 22.04 DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA

Members and Officers are reminded to make any declarations of personal and/or prejudicial/pecuniary interests they may have in relation to items on this Agenda.

The interest should be declared by stating:

- a) the item you have the interest in
- b) whether it is a personal interest and the nature of the interest
- c) whether it is also a prejudicial/pecuniary interest
- d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under Public Question Time.

Members and Officers will then need to re-declare any prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.

P 22.05 UPDATE ON IMPLEMENTATION OF ACTIONS

To note the update report.

P 22.06 PUBLIC QUESTION TIME

The Question Time is the only opportunity for the public to address the meeting in relation to the business to be transacted at that meeting (Standing Order 1d).

P 22.07 TO CONSIDER THE FOLLOWING APPLICATIONS

- a) **SDNP/21/06059/HOUS – White Lodge, Horsham Road, Findon, BN14 0UY**
Erection of new extension with dormer windows in the roof, alterations to part of the existing roof including insertion of rooflights and erection of new wall and entrance gates (Demolition of existing extension and front boundary wall).
- b) **SDNP/21/06419/FUL – Findon Court, Findon Road, Findon, BN14 0RA**
Change of Use of Findon Court and The Vale House from rehabilitation & performance centre to 2no. self-contained residential dwellings.
- c) **SDNP/22/00085/HOUS – 7 Beech Road, Findon, BN14 0UN**
Single storey rear and porch extensions.
- d) **SDNP/21/06249/HOUS – 53 Steep Lane, Findon, BN14 0UE**
Erection of a single storey extension.

- e) **SDNP/21/06087/TPO – 53 Steep Lane, Findon, BN14 0UE**
Fell 1 Sycamore tree; reduce lowest limb of 1 Ash tree by 3m.
- f) **SDNP/21/06261/TPO –47 Steep Lane, Findon, BN14 0UE**
T1 Lime - Fell. T2 Sycamore – Fell. T3 Lime – Fell. T4 Elm – Fell.

P 22.08 STRATEGY AND POLICY

- a) To consider any response to the SDNPA proposed local connection test for the Self-Build and Custom Housebuilding Register.
- b) To note the update report on the impact of new legislation - The Environment Act 2021 which received Royal Assent on 10 November 2021.

P 22.09 PROPOSED NEPCOTE CONSERVATION AREA

To note any progress from the SDNPA Conservation Officer.

P 22.10 REVIEW OF THE SDNPA PLANNING APPLICATIONS LIST

To note SDNPA planning decisions since the last Planning Committee meeting.

P 22.11 SDNPA PRE APPLICATION ADVICE REQUESTS

To review and consider comments on any pre-application advice requests to the SDNPA and note advice given.

P 22.12 SDNPA APPEAL HEARINGS

To note progress on Appeals against the SDNPA and consider commenting if appropriate.

P 22.13 SDNPA ENFORCEMENT ISSUES

To note progress and consider commenting if appropriate.

P 22.14 ITEMS FOR DISCUSSION (AND FUTURE RATIFICATION IF APPROPRIATE) AT A FUTURE MEETING

**Agenda Item
P 22.05**

Report to **Findon Parish Council Planning Committee**
Meeting Date **20 January 2022**
From **Fiona MacLeod, Clerk**
Title of Report **Previous actions not covered elsewhere on the Agenda**
Purpose of Report **To note**

1. Updates for noting

P 21.111 P 21.140	Nepcote Chapel	Clerk has written again to Chapel owner re deteriorating condition 24/9/2021. Carried forward. SDNPA Conservation Officer emailed for guidance 12/2021.
P 21.137	Lawful Development Certificates aide memoire	Carried forward – Clerk to contact SDNPA in the New Year.
P 21.142 a)	SDNP/21/05066/FUL	Response submitted to SDNPA.
P 21.142 b)	SDNP/21/05356/TCA	Response submitted to SDNPA.
P 21.142 c)	SDNP/21/05779/HOUS	Response submitted to SDNPA.

SDNPA – South Downs National Park Authority

ADC – Arun District Council

New legislation, namely The Environment Act 2021 received Royal Assent on 10th November 2021 which will have an impact on the future of planning. This update is intended to touch briefly on the main points of change.

There has already been a fundamental change brought about by Brexit which has resulted in

1. Habitats Directive
2. Environmental Impact Assessment Directive
3. Strategic Environmental Assessment
4. The Environment Act 2021

Any developer will need to include with any planning application, an Environmental Impact Assessment Directive and information to comply with the Habitats Directive. Councillors will be aware that a couple of recent planning applications have had to be put on hold until a detailed bats survey has been compiled and presented to SDNPA. There was no question of planning being granted conditionally on the survey - the advice was quite clear that no planning permission is granted until the survey has been completed.

The main principles of the Environment Act 2021 are

1. The precautionary principle so far as it relates to the environment.
2. The principle of preventative action to avert environmental damage known as the polluter pays.
3. The principle of sustainable development.
4. The principle that environmental protection requirements must be integrated into the definition and implementation of policies and activities.
5. Public access to environmental information and public participation in environmental decision making and
6. Access to justice in relation to environmental matters.

Whilst you may think the legislation would more likely apply to developers of large tracts of land, that is not the case. Findon Parish Council are consultees on planning applications with the final decision taken by the planning authority which is SDNPA. We are looking to arrange a meeting with SDNPA to establish the future role of the Parish council in planning matters.

We are not permitted as a council either collectively or individually to have any private meetings with any applicant to discuss planning applications and we hope we can clarify what is expected of us with SDNPA. Pre-apps are becoming commonplace and this is an area where we are looking to see if there is a role for the Parish council in participating in these. We are however, governed by a very strict code of conduct as Parish councillors. The right of the Parish council is to speak on behalf of residents and to review each application paying particular importance to our own local plan, the plan of SDNPA, the NPPF and not to overlook the new Environment Act will still be adhered to.

In addition to the new Environment Act 2021, there have been changes to the NPPF, the National Planning Policy Framework from July 2021 some of which are set out below -

1. Measures to improve design quality, including a new requirement for councils to produce local design codes or guides.
2. The term 'beautiful' has been added to the NPPF but should be regarded as a statement of ambition rather than a policy test.
3. An increased emphasis on using new trees in developments
4. Adjusting the presumption in favour of sustainable development for plan makers
5. New limits on Article 4 Directions to limit permitted development rights

There will be a further update on the Environment Act with particular regard to biodiversity in the next few weeks.