

Findon Parish Council

**Minutes of the Planning Committee Meeting held
9 January 2025 at 7.30 pm at Nepcote Hall**

Present: Cllrs Smith (Chairman), Wilson, Kenna, Hellett, Wilson, Toughey, Dean, and Peskett.

In Attendance: Clerk Fiona MacLeod and members of the public.

Item No		<u>Action By</u>
P 25.01	To receive and note apologies for absence	
	Apologies were received and noted from Cllr Gilbert.	
P 25.02	Chairman’s announcements	
	None.	
P 25.03	To sign as a correct record the Minutes of the meeting 5/12/2024	
	It was proposed and seconded that the minutes of the meeting held on 5 December 2024 be signed as a correct record.	
P 25.04	Declarations of Interest	
	None	
P 25.05	Update on implementation of actions	
	The report was reviewed and noted.	
P 25.06	Public Question Time (PQT)	
	<p>PQT opened at 7.33pm.</p> <p>Members of the public, including nearby residents to the proposed development, expressed their concerns and disappointment with the revised proposals, not limited to the following:</p> <ul style="list-style-type: none"> • Drainage elements including surface water and flood potential; • Foul water and the sewer system; • Developer access to site; • Affordable housing to meet local needs; • Revised size of flats to three storeys – unneighbourly; • Local parking impact; and • Future management of site. <p>The Committee recognised the level of the objection submissions by residents to the SDNPA to the revised plans. Residents would write to Dr Beccy Cooper, MP, with their concerns.</p>	
P 25.07	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. https://planningpublicaccess.southdowns.gov.uk/online-applications/)	
	<p style="text-align: center;">a) SDNP/23/04993/FUL – land at Elm Rise, Findon.</p> <p>Erection of 16 dwellings (12 houses and 4 apartments), together with vehicular access and new open space (Revised drawings and additional information)</p> <p>Councillors had reviewed the revised planning documents and site location, and were aware of the application background.</p> <p>Detailed discussion took place, noting the elements raised during</p>	

Signed:

Dated:

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	<p>PQT, and the Committee unanimously voted to object to the revised application. The objection submitted by FPC to the SDNPA is attached for ease of reference. A suggestion was made that, if appropriate, a future public meeting could be arranged to include the developer and Dr Beccy Cooper, MP, to address concerns.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application.</p>	FM
P 25.08	Strategy and Policy	
	Resolved: that Cllrs Smith and Hellett would attend the SDNPA's councillor briefing session on 22 January 2025 on the Partnership Management Plan review process, and the Local Plan Review Regulation 18 Consultation.	
P 25.09	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and decisions noted.	
P 25.10	Items for discussion (and future ratification if appropriate) at a future meeting None. The meeting closed at 8.30pm. Date of next meeting – 6 February 2025.	

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The South Downs Centre
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20/1/2025

Dear Ms Round,

SDNP/23/04993/FUL – Land at Elm Rise, Findon (revised drawings and additional information).

The above application was discussed at a meeting of the Planning Committee on 9 January 2025, with residents in attendance expressing their objections during Public Question Time.

The Committee agreed with the contents of the letters of objection in general and would like to raise the following major areas of concern that still remain (FPC submission dated 20 February 2024 refers):

- **Affordable Housing Provision**
 - Response in submission dated 20 February 2024 remains.
- **Surface Water/Drainage–**
 - Underground water storage included in the previous application is no longer shown in the revised application;
 - Southern Water questions still remain unanswered ;###
 - Foul drainage remains a major concern and there does not appear to be any calculations for drainage capacity in the application;
 - WSCC have objected to the application due to flood risk
- **Future Management of Surface Water**
 - Maintenance of the surface water and drainage has still not been addressed;
 - A question was raised regarding the developer’s Indemnity Policy regarding the above.
- **Visual Impact**
 - The revised plan for the block of flats to be three storeys high and a different shape has led to loss of privacy and drainage concerns with nearby impacted properties.
- **Construction Environmental Management Plan/access for vehicles**
 - Large construction equipment would need to be delivered by large trailers via Elm Rise and left on site, creating disturbance for residents and potential damage to infrastructure.
- **Traffic/Parking**
 - Response in submission dated 20 February 2024 remains.

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FPC unanimously agreed to strongly object to the revised application for the reasons above and those remaining from its submission date 20 February 2024

Regards,

Fiona MacLeod

Southern Water revised Surface Water Management Policy was received by FPC on 16 January 2025 and includes a significant change in how Southern Water assess surface water discharge into the 'foul only' and combined public sewers. No doubt the SDNPA will take these important changes into account when assessing the application.

CC Dr Beccy Cooper, MP for Findon Village
WSCC Cllr Deborah Urquhart
ADC Cllr Paul Bicknell

Signed:

Dated:

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