

Findon Parish Council

**Minutes of Planning Committee Meeting held
1 February 2018 at 7.30 pm at Findon Village Hall**

Present: Cllrs Henty (Chairman), Gear, Wilson, Ball, Smith and Dean.

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

Item No		<u>Action By</u>
P 18.01	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Carr, Goldsworthy, Barnett, Havenhand and Mackerell.	
P 18.02	Chairman's announcement	
	None.	
P 18.03	Approval of the Minutes of the meeting held 21/12/2017	
	It was proposed and seconded that the minutes of the meeting held on 21 December 2017 be signed as a correct record.	
P 18.04	Declarations of Interest.	
	Cllr Ball declared a pecuniary and prejudicial interest in Agenda item P 18.07 a (SDNP/18/00213/FUL – land adjacent to 1 Paddock Way) as a close neighbour and would leave the meeting for this item and take no part in any discussion. Cllr Ball would also leave the meeting for the Public Question Time.	
P 18.05	Public Question Time (PQT)	
	<p>Cllr Ball left the meeting at 7.33pm. PQT opened at 7.33pm.</p> <p>The Chairman explained that Findon Parish Council was a statutory consultee for planning matters and that the South Downs National Park Authority (SDNPA) was the planning authority and decision maker for Findon. Residents should submit their comments in writing to the SDNPA.</p> <p>Several members of the public spoke in opposition to the revised scheme proposed for SDNP/18/00213/FUL – land adjacent to 1 Paddock Way. Objections to the earlier application remained unchanged for the revised scheme, namely unduly cramped form of development, parking, road access/egress, unneighbourly and overlooking development, flood risk, and development of a designated Local Green Space and area of historical significance in Findon. It was noted that the Design & Access Statement proposed for woodland planting to be undertaken on the area of ground between the proposed parking space and Nephote Lane. This would then be gifted to the local community via FPC. David Hutchison, Updated Findon Neighbourhood Development Plan Working Group, welcomed the proposal to remove the unneighbourly hedge and advised that the Working Group's remit was to review areas in the Neighbourhood Plan other than housing allocations and such as Local Green Spaces. Although Cllr Ball was an observer on the Working Group, he would take no part in any discussions regarding Local Green Spaces. Should this planning application be approved, it would count as a 'windfall' site.</p> <p>PQT closed at 7.49pm</p>	
P 18.06	Matters Arising	
	None.	

Signed:

Dated:

1

P 18.07	To consider the following applications	
	<p>a) SDNP/18/00213/FUL – Land adjacent to 1 Paddock Way, Findon, BN14 OTX. Proposed detached bungalow; vehicular access off Paddock Way (revised scheme)</p> <p>Councillors had reviewed the available documents and the site location.</p> <p>The Chairman reminded the Committee regarding the previous application, which was strongly objected to by FPC, and subsequently refused by the SDNPA.</p> <p>The Committee raised the following material planning objections to the revised scheme application: development was cramped and unneighbourly; parking; access/egress issues; emergency vehicle access issues. The issue of the Local Green Space still remained valid.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application.</p> <p>Cllr Ball rejoined the meeting at 7.55pm.</p> <p>b) SDNP/17/06422/HOUS – 1 Cedar Chase, Cross Lane, Findon, BN14 ORB. Erection of two storey extension into existing conservatory.</p> <p>Councillors had reviewed the available documents and the site location.</p> <p>Whilst there was no objection in principle, it was noted that the formal application did not fully address the Pre Application advice given by the SDNPA in 2017 under “Neighbour Impacts”. In the SDNPA’s letter it suggested that the applicant considers either setting the window in from the face of the building or erecting some form of screen. The application does not address this issue</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection in principle subject to comment regarding the above Pre Application advice.</p> <p>c) SDNP/18/00205 HOUS –Glymur, 7 The Quadrangle, Findon, BN14 ORB. Proposed loft conversion with raised ridge and dormer to south elevation.</p> <p>Councillors had reviewed the available documents and the site location.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</p>	<p>FM</p> <p>FM</p> <p>FM</p> <p>FM</p>

	<p>d) SDNP/18/00203/HOUS – 25 The Quadrangle, Findon, BN14 0RB. Demolish existing conservatory, kitchen and garage and rebuild with new single storey side extension behind new garage.</p> <p>Councillors had reviewed the available documents and the site location.</p> <p>No objections were raised, subject to the SDNPA Dark Skies criteria being met regarding the proposed velux windows.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection subject to Dark Skies criteria being met.</p>	FM
	<p>e) SDNP/18/00202/CND – Cissbury, Nepcote, Findon, BN14 0SR. Variation of Condition No. 4 on planning consents SDNP/16/05394/CND and SDNP/15/06392/FUL</p> <p>Councillors had reviewed the available documents and the site location. No issues had been raised with FPC regarding noise or traffic.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</p>	FM
	<p>f) SDNP/18/00253/FUL – Outbuildings, Gallops Farm, Stable Lane, Findon, BN14 0RP. Change of use and conversion of redundant farm building into 2 No. holiday lets.</p> <p>Councillors had reviewed the available documents and the site location. The Chairman explained that there were already a number of farm buildings that had been converted for holiday lets, which helped tourism and the local economy/employment.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</p>	FM
P 18.08	Review of the SDNPA Planning Applications List	
	The List was reviewed and noted.	
P 18.09	SDNPA pre application advice requests	
	The List was noted.	
P 18.10	Items for discussion (and future ratification if appropriate) at a future meeting	
	None. The meeting closed at 8.07pm.	