

Findon Parish Council

**Minutes of Planning Committee Meeting held
19 April 2018 at 7.00 pm at Findon Village Hall**

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

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

Item No		<u>Action By</u>
P 18.21	To receive and note apologies for absence	
	Apologies were received and noted from Cllr Havenhand.	
P 18.22	Chairman's announcement	
	The Chairman confirmed that he would not be standing again for Committee Chairman after the May 2018 Planning Committee meeting. Cllr Barnett joined the meeting at 7.03pm.	
P 18.23	Approval of the Minutes of the meeting held 22/3/2018	
	It was proposed and seconded that the minutes of the meeting held on 22 March 2018 be signed as a correct record.	
P 18.24	Declarations of Interest.	
	Cllr Smith declared a pecuniary and prejudicial interest in Agenda item P 18.27 (SDNP/18/01289/FUL – Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 0SH) as a close neighbour and would leave the meeting for this item and take no part in any discussion.	
P 18.25	Public Question Time (PQT)	
	PQT opened at 7.06pm. The Chairman clarified that all submissions copied to the Clerk had been circulated to Committee members prior to the meeting and invited members of the public to make any additional comments only. Several neighbouring residents spoke against the Soldiers Field Stables application highlighting the close proximity of the proposed stables to neighbouring properties, reference to the Findon Neighbourhood Development Plan Policy BT2 retention of employment land, the economic viability of the equestrian yard, and lack of a strategic plan for the site as a whole. A resident handed out photo montages of the proposed development and referred to guidance for horses and stables. The applicant's agent felt that the montages were not representative. The applicant for Middle Nepcote, 5 Nepcote Lane, spoke in support of the application and advised that the property would be upgraded and updated for modern living if permission was granted. PQT closed at 7.29pm	
P 18.26	Matters Arising	
	None.	
P 18.27	To consider the following applications	
	With the agreement of the Committee, the order of the applications for consideration was changed. a) SDNP/18/01436/HOUS – Middle Nepcote, 5 Nepcote, Findon, BN14 OSD. Erection of single storey side/rear extension. Two storey side extension and first floor rear extension.	

Signed:

Dated:

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	<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>b) SDNP/18/01731/FUL – Land east of Pony Farm, Findon, BN14 ORS. Erection of new dwelling, landscape enhancements and associated works.</p> <p>Councillors had reviewed the available documents and the site location.</p> <p>The Chairman provided background information regarding the previous application for this site (SDNP/17/05058/FUL) which was considered by the Committee in October 2017 and strong objections made. It was understood that the applicant was going to appeal against the decision by the SDNPA to refuse that application, but had now submitted the new application.</p> <p>Although it was noted that the applicant had made some changes regarding the eastern elevation and reduction in scale, following a majority vote the Committee agreed that the original objections made against application SDNP/17/05058/FUL still stood, in particular the proposed development being outside the development boundary.</p> <p>Cllr Ball supported the application.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application.</p> <p>Cllr Smith left the meeting at 7.37pm.</p> <p>c) SDNP/18/01289/FUL –Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 OSH. Hybrid application comprising: Full planning application for the replacement of an existing dwelling, erection of new stable yard with ancillary groom’s accommodation, hay barn, a new unit of holiday accommodation and relocation and enlargement of existing manege. Outline planning application for the redevelopment of the existing stable yard with 3 no. dwellings and garages.</p> <p>Councillors had reviewed the available documents and the site location. Reference was made to the previous planning applications for the brownfield site which was not outside the development boundary.</p> <p>During discussion, the Committee made the following comments:</p> <ul style="list-style-type: none"> • The current application included proposals for development outside the development boundary; 	<p>FM</p> <p>FM</p>
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	<ul style="list-style-type: none"> • The application did not conform with the FNDP Policy HD2 regarding the provision of affordable/social housing; • The proposed location of the stable block was only 1m away from Downs Edge properties and it was understood that this issue was not raised by the SDNPA when guidance was received by the applicant; • Existing flooding and run off issues from the sand school and current site had not been addressed in the application; • The proposed stable and equestrian yard would be overbearing and the smells, noise and increased traffic would affect the amenity of nearby properties, walkers, cyclists etc; • The current site was untidy and appropriate sympathetic development would be welcomed; • Consideration should be given to an alternative proposal such as moving the equestrian site to the east of the currently proposed development; <p>At the invitation of the Chairman, the applicant’s agent commented that the SDNPA felt that the proposed build form was appropriate to the built up boundary. Reference was made to the previous applications proposing equestrian development on equestrian land.</p> <p>Following a vote, the Committee agreed to object to the hybrid application. Cllrs Ball and Wilson abstained from the vote.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the hybrid application.</p> <p>Cllr Smith re-joined the meeting at 7.50pm.</p>	FM
P 18.28	Review of the SDNPA Planning Applications List	
	The List was reviewed and noted.	
P 18.29	SDNPA pre application advice requests	
	The List was noted.	
P 18.30	Items for discussion (and future ratification if appropriate) at a future meeting	
	None. The meeting closed at 7.55pm.	