

Findon Parish Council

**Minutes of Planning Committee Meeting held
25 October 2018 at 7.30 pm at Findon Village Hall**

Present: Cllrs Gear (Chairman), Carr, Dean and Wilson.

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

Item No		<u>Action By</u>
P 18.87	To appoint a Chairman for the ensuing year	
	There being no other nominations, Cllr Gear was appointed Chairman for the ensuing year.	
P18.88	To appoint a Deputy Chairman for the ensuing year	
	There being no other nominations, Cllr Dean was appointed Deputy Chairman for the ensuing year.	
P 18.89	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Ball, Goldsworthy and Smith.	
P 18.90	Chairman's announcements	
	None.	
P 18.91	Approval of the Minutes of the meeting held 27/9/2018	
	It was proposed and seconded that the minutes of the meeting held on 27 September 2018 be signed as a correct record.	
P 18.92	Declarations of Interest.	
	None.	
P 18.93	Public Question Time (PQT)	
	PQT started at 7.34pm Mr and Mrs Camp spoke against the application for 3 Braeside Close (SDNP/18/05118/HOUS) as close neighbours. Whilst they would not be unsupportive of sympathetic extensions, particularly flat roofed, the proposed extension would be overbearing and reference was made to emerging Policy SD31 of the draft South Downs Local Plan. PQT closed at 7.36pm.	
P 18.94	Matters Arising	
	SDNP/17/05058/FUL land east of Pony Farm, Findon, BN14 ORS – The Chairman would attend the Hearing into the appeal on the application to be held on 31 October 2018, 10.00 at the South Downs Centre, Midhurst.	
P 18.95	To consider the following application	
	<p style="text-align: center;">a) SDNP/18/04935/TPO – 40 Nepcote Lane, Findon, BN14 0SL Notification on intention 1 No Ash (T1) to reduce height by 1.5m.</p> <p style="text-align: center;">Councillors had reviewed the available documents and site location of the tall tree which had suffered storm damage.</p> <p style="text-align: center;">Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objections to the application.</p> <p style="text-align: center;">b) SDNP/18/05118/HOUS – 3 Braeside Close, Findon, BN14 0GF Extend existing garage in length.</p>	FM

Signed:

Dated:

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	<p>Councillors had reviewed the available documents, site location and the letters of objection submitted on the SDNPA Public Access system.</p> <p>The following comments were made during consideration of the application:</p> <ul style="list-style-type: none"> • The proposed garage extension would be an overbearing and unneighbourly development resulting in loss of amenity for close neighbours; • The garage extension proposed a full cavity wall and three velux windows, which in Findon Parish Council's (FPC) view was a potential precursor to the conversion of the garage to a dwelling in the future; and • FPC would be happy to reconsider the application should it be amended to a flat roofed garage extension <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application on the grounds above.</p> <p>c) SDNP/18/04590/HOUS – 4 Summerfields, Findon, Bn14 OTU Single storey rear extension (kitchen and conservatory), first floor extension (over existing garage) and replacement porches.</p> <p>Councillors had reviewed the available documents and site location, which was already one of the largest properties in Summerfields.</p> <p>It was noted that although the application had been received by the SDNPA on 30 August 2018 and validated on 3 September, the Parish Notification Notice was only received on 19 October and there were no local notices in place regarding the application. The Clerk would raise this with the SDNPA.</p> <p>The following comments were made during consideration of the application:</p> <ul style="list-style-type: none"> • Whilst the existing dwelling was already sizeable, the proposed first floor extension would be an overbearing development and unneighbourly due to its very close proximity to neighbouring properties; and • It was not clear if the application accorded with the emerging Policy SD31 of the draft South Downs Local Plan i.e. did not increase the floor area of the dwelling by more than 30%; and • FPC would be happy to reconsider the application should it be amended to a ground floor only extension. <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application on the grounds above.</p>	<p>FM</p> <p>FM</p> <p>FM</p>
P 18.96	Updated Findon Neighbourhood Development Plan (UFNDP)	
	As there was no update, it was agreed to defer this item to a future Planning Committee meeting if appropriate.	
P 18.97	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and noted. Attention was	

	drawn to the Planning Inspectorate Appeal Decision regarding the refusal of planning permission by the SDNPA regarding SDNPA/18/01436/HOUS Middle Npcote, 5 Npcote, Findon, BN14 OSD. The Appeal was allowed and planning permission granted as detailed in the Appeal Decision published on the SDNPA Public Access system. A key point was the reference to emerging Policy SD31 in the draft South Downs Local Plan which stated that extensions to dwelling will be permitted provided that the proposal did not increase floorspace of the dwelling by more than 30% unless there were exceptional circumstances. The Inspector stated that the Policy was not yet adopted and so could not carry full weight in the planning process.	
P 18.98	SDNPA pre application advice requests	
	The List (as previously circulated) was noted.	
P 18.99	Items for discussion (and future ratification if appropriate) at a future meeting None. The meeting closed at 7.58pm.	