

Findon Parish Council

**Minutes of Planning Committee Meeting held
16 May 2019 at 7.30 pm at St John the Baptist School Hall**

Present: Cllrs Gear (Chairman), Smith, Wilson, Carr and Goldsworthy,

In Attendance: Clerk Fiona MacLeod, members of the public and a representative from Gillings Planning.

Item No		<u>Action By</u>
P 19.33	To appoint a Committee Chairman for the ensuing year	
	There being no other nominations Cllr Gear was appointed Committee Chairman for the ensuing year	
P 19.34	To appoint a Deputy Committee Chairman for the ensuing year	
	Deferred to a future meeting.	
P 19.35	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Martin and Robinson.	
P 19.36	Chairman's announcements	
	None.	
P 19.37	Approval of the Minutes of the meeting held 11/4/2019	
	It was proposed and seconded that the minutes of the meeting held on 11 April 2019 be signed as a correct record.	
P 19.38	Declarations of Interest.	
	Cllr Smith declared a pecuniary/prejudicial interest in Agenda item P 19.41 b (SDNP/19/01876/FUL – Soldiers Field House, Findon, BN14 0SH) and would leave the meeting for that item and take no part in any discussion.	
P 19.39	Public Question Time (PQT)	
	<p>PQT began at 7.34pm.</p> <p>Close neighbours in attendance referred to their objections to the South Downs National Park Authority (SDNPA) regarding application SDNP/19/01688/FUL – land adjacent to 47 Homewood, Findon, BN14 0XA. Issues with the Arun District Council consultation process, potential loss of a green area to development, issues with parking, and issues raised under the previous application not being addressed were highlighted.</p> <p>Rachel Lamb, Gillings Planning, spoke as the agent on behalf of the Soldiers Field House applicant (Rural Housing Trust Ltd) and provided background to the shared ownership scheme and diagrams of the proposed development including access (application SDNP/19/01876/FUL). It was clarified that the affordability element of the shared ownership would be minimum income based, only six of the 12 proposed dwellings would be two bedded, and that the beech hedge would be partially removed, as prescribed by the SDNPA, but not until a sufficient landscape screening buffer was in place.</p> <p>Cllr Smith left the meeting at 7.50pm.</p> <p>The Chairman afforded the opportunity for questions regarding the application which helped inform the response from FPC.</p> <p>PQT closed at 8.10pm.</p> <p>Cllr Smith re-joined the meeting at 8.10pm.</p>	
P 19.40	Matters Arising	
	P 19.30 SDNP/19/01367/HOUS the Annexe, 24 High Street, Findon, BN14 0TA	

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	was for internal works and information only.	
P 19.41	To consider the following application	
	<p>a) SDNP/19/01688/FUL – Land adjacent to 47 Homewood, Findon, BN14 0XA</p> <p>Erection of a 2 bedroom bungalow with associated parking and landscape.</p> <p>Councillors had reviewed the available documents and site location. The Chairman provided additional background information regarding the previous application history of the site</p> <p>The Committee unanimously objected to the application on planning grounds as per the letter to the SDNPA attached to the minutes for ease of reference.</p> <p>The Planning Committee was aware of and supported residents' objections to this application that had been published on the SDNPA Public Access System.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application.</p> <p>Having declared a pecuniary/prejudicial interest, Cllr Smith left the meeting at 8.18pm and took no part in any discussion on the following item.</p> <p>b) SDNP/19/01876/FUL – Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SH</p> <p>Demolition of existing dwellings and construction of 12 affordable dwellings with associated works including public open space, access, parking and landscaping.</p> <p>Councillors had reviewed the available documents and site location.</p> <p>The Committee unanimously strongly objected to the application on planning grounds as per the letter to the SDNPA attached to the minutes for ease of reference.</p> <p>The Planning Committee was aware of and supported the Updated Findon Neighbourhood Plan Working Group and residents' objections to this application that had been, or would be, published on the SDNPA Public Access System</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application.</p> <p>Cllr Smith re-joined the meeting at 8.23pm.</p>	<p>FM</p> <p>FM</p>

	<p>c) SDNP/19/02034/HOUS – Lyndene, Findon Road, Findon, BN14 0RA</p> <p>Construction of an outbuilding within the rear curtilage of the existing property as an annex comprising timber framed and clad elevations with a pitched tiles roof.</p> <p>Councillors had reviewed the available documents and site location and supported the application.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection and supports the application.</p> <p>d) SDNP/19/01963/HOUS – 28 Beech Road, Findon, BN14 0UR</p> <p>Removal of porch and rebuild with pitch roof in place of flat roof.</p> <p>Councillors had reviewed the available documents and site location.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>e) SDNP/19/02102/HOUS – 3 Steep Lane, Findon, BN14 0UF</p> <p>Removal of conservatory and construction of single-storey rear extension, internal alterations to form annexe accommodation, construction of detached single garage, fitting two rooflights to existing roof.</p> <p>Councillors had reviewed the available documents and site location and commented that the garage roofline would be visible from the High Street and neighbouring properties.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application subject to the comment regarding the roofline visibility.</p>	<p>FM</p> <p>FM</p> <p>FM</p>
P 19.42	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and noted. Two recently received applications would be considered at a Planning Committee meeting on 10 June 2019 (SDNP/19/02116/HOUS – 34 School Hill, Findon, BN14 0TR and SDNP/19/01871/HOUS – 2 Maxwell Cottages, Findon Road, Findon, BN14 0RA).	
P 19.43	SDNPA pre application advice requests	
	The List (as previously circulated) was noted.	
P 19.44	Items for discussion (and future ratification if appropriate) at a future meeting None. The meeting closed at 8.30pm.	

Planning Department
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22/5/2019

Dear Ms Sharp,

SDNP/19/01688/FUL – Land adjacent to 47 Homewood, Findon, BN14 0XA

Following a meeting of the Planning Committee on 16 May 2019, Findon Parish Council (FPC) objects to this application on the following planning grounds:

- A number of issues were raised with yourself regarding the confusion and inaccuracies in the planning application documentation as per my email to you of 17 April. FPC understands that no response had been received by the SDNPA from the applicant as at the date of the FPC Planning Committee meeting;
- The proposal is not compliant with the made Findon Neighbourhood Plan 2016-2035 core objectives 4.2, the draft South Downs Local Plan core policies or the Arun District Local Plan 2018 Green Infrastructure Policy;
- The proposed dwelling roof line would be clearly visible from views from public highways, footpaths and in particular the Conservation Area in the village resulting in loss of amenity, and the development would be un-neighbourly to nearby properties;
- The proposed design of the dwelling is out of keeping with all other properties in Homewood – for example dark grey windows and doors whilst Homewood properties have white uPVC;
- An established and important wildlife corridor would be lost should this application be approved;
- The site plan is misleading in that the concrete access area to the existing garages has been incorrectly included in the site plan. Therefore the actual site is much smaller than indicated;
- Vehicular access and egress from the proposed two parking spaces is unsuitable – vehicles would need to reverse in or out of the spaces onto the public highway;
- The proposed secure cycle shed is located at the rear of the property with no apparent means of exit other than through the property itself;
- Traffic and parking are already major issues in Homewood, with parking already restricting access to the garages adjacent to no. 47 Homewood; and
- The proposed development and additional cars would exacerbate the existing problems including those that emergency services, refuse collection, deliveries etc already have gaining access in and out of Homewood, particularly with an aging population in the vicinity.

FPC is of the opinion that very little, if anything, has improved since the application submitted by Arun District Council in September 2018 (SDNP/18/04375/FUL) to which FPC objected to and was

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refused by the SDNPA. FPC also supports the considerable number of objections raised by residents and published on the SDNPA Public Access system.

Regards,

Fiona MacLeod

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28/5/2019

Dear Ms New,

SDNP/19/01876/FUL – Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SA

Following a meeting of the Planning Committee on 16 May 2019, Findon Parish Council (FPC) strongly objects to this application on the following planning grounds:

- Although allocated by the South Downs National Park Authority as a housing allocation site in the made Findon Neighbourhood Development Plan 2016-2035 (FNDP), the development site is outside the Findon Parish settlement boundary and FPC has consistently objected to such development applications/allocations. Those objections have been upheld to date by the South Downs National Park Authority (SDNPA) by way of refusal of the planning applications;
- The application site was included in the local consultation for housing allocations sites for the emerging Updated Findon Neighbourhood Development Plan (UFNDP) to satisfy the SDNPA housing requirements for Findon and was ranked seventh out of eight – a clear indication of lack of support for the site from Findon residents;
- The site is considered to be of ‘high sensitivity’ to local character and ‘high value’ to the local historic environment. In comparison, the proposed housing design is of urban appearance with no use of local or visually sympathetic materials such as flint or recognition of the village heritage, and does not fit with the SDNPA Purpose 1 ‘To conserve and enhance the natural beauty, wildlife and cultural heritage of the area’;
- The application proposes expanding the housing development by almost one third beyond the footprint of the existing dwelling and gardens and into the adjacent paddock, currently used for the grazing of sheep, resulting in loss of local amenity, heritage and culture, and further urbanising the site;
- The proposed removal of the native species mature beech hedge shielding the current single dwelling will have a severe impact on the downland landscape when viewed from the iconic Nephote Green, Wattle House and Cissbury Ring;
- The SDNPA placed a TPO on the Blue Cedar tree on the development site following a request to do so by FPC in 2017;
- There does not appear to be any evidence that an archaeological assessment of the site has been carried out;
- The developer’s Planning Statement refers to a ‘critical need’ for affordable shared ownership in the local area, however this is not supported by evidence from the developer;
- The development is not compliant with the draft South Downs Local Plan (SDLP) Policy requiring 75% of affordable homes to be for affordable rent – the proposed development is

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for 100% affordable shared ownership (i.e. leasehold) and includes three and four bed dwellings;

- FPC understands that if the development does not enable delivery of local need (i.e. 'affordability' too expensive for local residents or those with a close connection to Findon) within six months, the developers, a limited company called Rural Housing Trust, could advertise the affordable shared ownership housing nationally. This would not meet the draft SDLP Policy regarding local housing provision or the made FNDP;
- Safety of access and egress from the single track Soldiers Field Lane (mainly owned by the Findon Chase Management Co. and the remainder a Public Right of Way) with the junction of Convent Gardens would be severely compromised due to the increase in residential and development traffic; and
- The 29 parking spaces provided for the proposed 12 dwellings only allow four spaces for visitor parking – there is no provision for on road parking in the surrounding area, which is heavily used by walkers, cyclists, dog walkers and horse riders;

FPC also supports and endorses the comprehensive arguments and objections to this application raised by the UFNDP Working Group and the considerable number of objections raised by residents and published on the SDNPA Public Access system.

As a point of clarification on the 'consultation exercise' with residents, the UFNDP Working Group, and FPC referred to in the Planning Statement – FPC was not in a position to provide feedback on the flyer/questionnaire at its March 2019 Planning Committee meeting as the meeting Agenda had been published before the request was received from Gillings Planning. At the Planning Committee on 16 May 2019, Gillings Planning confirmed that only 24 responses were received to their March questionnaire (10 in support of the proposals, 10 against the proposals, and 4 with no opinion either way). This is in stark contrast to the 450 responses to the UFNDP consultation outcome referred to in bullet point two of this letter.

Regards,

Fiona MacLeod