

**Findon Parish Council**

**Minutes of Planning Committee Meeting held  
25 July 2019 at 7.30 pm at Findon Village Hall**

**Present:** Cllrs Gear (Chairman), Martin, Wilson, Carr, Smith and Barnett.

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

<b>Item No</b>		<b>Action By</b>
<b>P 19.67</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Goldsworthy and Robinson.	
<b>P 19.68</b>	<b>Chairman's announcements</b>	
	Due to the complex nature of the hybrid application SDNP/19/02919/FUL Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 0SH, it would be discussed as two entities. As a point of interest, a consultation had begun on electric vehicle charge points for new homes <a href="https://www.gov.uk/government/consultations/electric-vehicle-chargepoints-in-residential-and-non-residential-buildings">https://www.gov.uk/government/consultations/electric-vehicle-chargepoints-in-residential-and-non-residential-buildings</a>	
<b>P 19.69</b>	<b>Approval of the Minutes of the meeting held 27/6/2019</b>	
	It was proposed and seconded that the minutes of the meeting held on 27 June 2019 be signed as a correct record.	
<b>P 19.70</b>	<b>Declarations of Interest.</b>	
	Cllr Smith declared a pecuniary and prejudicial interest in Agenda items P 19.73 a) and b) SDNP 19/02919/FUL Soldiers Field Stables, Soldiers Field Lane, Findon BN14 0SH (hybrid application) as a close neighbour. He would leave the meeting for these items and take no part in any discussion.	
<b>P 19.71</b>	<b>Public Question Time (PQT)</b>	
	PQT started at 7.35pm Dawn Appleton from Henry Adams Planning spoke in support of SDNP/19/02919/FUL Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 0SH (hybrid application) and referred to the extant planning permission for 1 dwelling, holiday cottages and eight stables on the southern part of the site. The proposed buildings to the north of the site were smaller than the extant permissions. It was felt that the proposed 15% reduction in buildings footprint and the reduction from 70 to 13 stables overcame concerns raised in previous applications. Several residents spoke in objection to the full planning application element, stating that the application was very similar to the previous refused application, would be highly visible, built on paddocks outside the settlement boundary, and not meeting the needs for affordable housing. If approved, then it could set a precedent for future planning applications outside the settlement boundary.	
<b>P 19.72</b>	<b>Matters Arising</b>	
	None. Cllr Smith left the meeting at 7.43pm.	

Signed:

Dated:

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P 19.73	To consider the following applications	
	<p><b>a) SDNP/19/02919/FUL – Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 OSH (hybrid application)</b></p> <p><u>Full planning application</u> for the replacement of an existing dwelling, haybarn, erection of new stable yard with ancillary groom's accommodation, a new unit of holiday accommodation and relocation and enlargement of existing manege.</p> <p>Councillors had reviewed the available documents and site location and during discussion felt that very little had changed from the previous hybrid application SDNP/18/01289/FUL. Findon Parish Council (FPC) had objected to that application, which was refused permission by the South Downs National Park Authority. The current proposal was in conflict with policies in both the made Findon Neighbourhood Development Plan (FNDP) 2016-35 and the South Downs Local Plan approved on 2 July 2019.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application as per letter appended to the Minutes.</b></p> <p><b>b) SDNP/19/02919/FUL – Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 OSH (hybrid application)</b></p> <p><u>Outline planning application</u> for the redevelopment of the existing stable yard with 2 no. dwellings and garage.</p> <p>Councillors had reviewed the available documents and site location, which was not identified by either the made FNDP or the SDNPA as being a suitable housing allocation site. The current proposal was in conflict with policies in both the made Findon Neighbourhood Development Plan (FNDP) 2016-35 and the South Downs Local Plan approved on 2 July 2019.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the application as per letter appended to the Minutes</b></p> <p>Cllr Smith re-joined the meeting at 7.55pm.</p> <p><b>c) SDNP/19/01939/FUL – Jockey Boys Canteen, Downs Stables, Stable Lane, Findon, BN14 ORR</b></p> <p>Change of use of former Jockey Boys canteen to form 2 self-contained holiday cottages.</p> <p>Councillors had reviewed the available documents and site location and supported the application</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish</b></p>	<p>FM</p> <p>FM</p> <p>FM</p>

	<b>Council raises no objection and supports the application.</b>	
<b>P 19.74</b>	<b>SDNP/19/01688/FUL – land adjacent to 47 Homewood</b>	
	<p>FPC had objected to the above application at its Planning Committee meeting held 16 May 2019 and submitted its comments on the SDNPA Public Access System on 22 May 2019 to meet the agreed closing date for FPC comments of 24 May 2019. FPC and other objectors were surprised and concerned to see that Arun District Council (ADC), as the applicant, had submitted revised documents to the SDNPA on 24 June 2019. The revised documents were considered by the SDNPA when determining the subsequent approval of the application, rather than ADC being required to resubmit the application with accurate documentation, thereby enabling consultees to respond accordingly.</p> <p><b>Resolved: that Clerk write to the SDNPA expressing concern about the process followed for this application.</b></p>	<b>FM</b>
<b>P 19.75</b>	<b>SDNP/19/02895/PRE Findon Court, Findon Road, Findon, BN14 0RA</b>	
	<p>Councillors had reviewed the documentation and were aware of the site location regarding the pre application advice request to the SDNPA for demolition of the existing property and construction of a specialist 64-bed dementia and nursing care home with associated landscaping and parking. Councillors wished to comment at this stage on the following points:</p> <ul style="list-style-type: none"> <li>• the site location is outside the built up area and in the local gap;</li> <li>• it would appear to be an intensive overdevelopment of the site to accommodate 64 residents and staff;</li> <li>• the impact of parking would need to be fully addressed;</li> <li>• the impact of safe access to and egress from the A24 in the 50mph limit area would need to be fully addressed; and</li> <li>• and whilst sympathetic to the reason for the proposal, councillors felt that it was not in an appropriate location.</li> </ul> <p><b>Resolved: that the Clerk feedback comments to the SDNPA.</b></p>	<b>FM</b>
<b>P 19.76</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 19.77</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted.	
<b>P 19.78</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b>	
	None. The meeting closed at 8.05pm.	

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29/7/2019

Dear Mr Macpherson,

SDNP/19/02919/FUL – Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 0SH (hybrid application).

Following a meeting of the Planning Committee on 25 July 2019, Findon Parish Council (FPC) strongly objects to this hybrid application on the material planning grounds detailed below. For clarity, the hybrid application was discussed as two entities due to its complex nature.

SDNP/19/02919/FUL – full planning application

- The proposal is in conflict with core objective 4.2 of the made Findon Neighbourhood Development Plan (FNDP) 2016-2035 to conserve and protect the views of the surrounding countryside from and to the village for the benefits of residents and visitors to the South Downs National Park (SDNP);
- The proposal is in conflict with SDNP Strategic Policy SD7 Relative Tranquillity to only permit development proposals where they conserve and enhance the relative tranquillity;
- Loss of amenity to neighbouring residential properties relating to noise and odours from the proposed siting of the stable block and sand school;
- Loss of view and light from the Public Right of Way (PROW) adjacent to the proposed siting of the stable block; and
- The proposed haybarn would be highly visible.

SDNP/19/02919/FUL – outline planning application

- The site was not identified by either FNDP or the SDNPA as being a suitable housing allocation;
- The proposal for one four bedroom open market dwelling and one five bedroom open market dwelling is in conflict with FNDP Policy 5.7 which seeks to ensure that new dwellings contribute towards any local connection need for smaller, lower cost and affordable homes;
- The proposal does not meet SDLP Core Policy SD1 Sustainable Development criteria;
- The proposal does not meet SDLP Strategic Policy SD6 Safeguarding Views criteria; and
- The proposal is in conflict with SDLP Strategic Policy SD27 Mix of Homes.

Signed:

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FPC refers to the Arun District Local Plan 2011-2031 Section 7 Settlement Structure & Green Infrastructure and Section 7 2.10 Cumulative Impact as it feels they are relevant for this hybrid application.

In addition, FPC refers to its objection letter and the lengthy and detailed refusal document from the SDNPA in September 2018 regarding the hybrid application SDNP/18/01289/FUL. Although some aspects have been amended in the current hybrid application, FPC feels that grounds for refusal are still relevant for both the full planning application and the outline planning application elements. FPC also notes the high number of objections to this hybrid application and supports comments submitted to the SDNPA.

Regards,

Fiona MacLeod