

**Findon Parish Council**

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

**Present:** Cllrs Gear (Chairman), Martin, Carr, Porter, Smith, Villanueva-Last, and Barnett.

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

Item No		<u>Action By</u>
<b>P 19.90</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Goldsworthy, Wilson and Robinson.	
<b>P 19.91</b>	<b>Chairman's announcements</b>	
	Reference was made to the recent application for a Certificate of Lawfulness at the land east of Pony Farm (SDNP/19/04459/LDE) and the Committee would review the application at its meeting on 31 October 2019.	
<b>P 19.92</b>	<b>Approval of the Minutes of the meeting held 22/8/2019</b>	
	It was proposed and seconded that the minutes of the meeting held on 22 August 2019 be signed as a correct record.	
<b>P 19.93</b>	<b>Declarations of Interest.</b>	
	Cllr Martin declared a pecuniary/prejudicial interest in Agenda item P 19.97 SDNP/19/04361/PRE land at The Quadrangle as a close neighbour. Cllr Martin would not take part in any discussion and leave the meeting for that item.	
<b>P 19.94</b>	<b>Public Question Time (PQT)</b>	
	PQT opened at 7.35pm. Residents from The Quadrangle raised concerns regarding Agenda item P 19.97 SDNP/19/04361/PRE land at The Quadrangle which affected two adjoining properties. Access to and from the proposed development via The Quadrangle on to the A24 would be an issue, it would be an overdevelopment of the site, and in an inappropriate location. The Chairman proposed that residents submit these issues to the SDNPA. Comment was also made that this was a second pre-application advice request for a care home in The Quadrangle area in recent months. PQT closed at 7.50pm	
<b>P 19.95</b>	<b>Matters Arising</b>	
	<b>P 19.74 SDNP/19/01688/FUL – land adjacent to 47 Homewood, Findon, BN14 0XA.</b> The Clerk had received written confirmation that the issues previously raised by Findon Parish Council (FPC) on this application would be put on record by the SDNPA. <b>P 19.85 complaints regarding late night music at local events.</b> The Clerk had contacted Arun District Council (ADC) and circulated notes to FPC. Findon Cricket Club had confirmed that the event in question was not held by them. Cllr Carr requested that ADC planning applications be reviewed regarding the permanent marquee in the Charmill Cottage grounds.	<b>FM</b>
<b>P 19.96</b>	<b>To consider the following applications</b>	
	<b>a) SDNP/19/04176/HOUS – 12 School Hill, Findon, BN14 0TR.</b>	

Signed:

Dated:

1

	<p>Retrospective permission for front porch extension.</p> <p>Councillors had reviewed the available documents and site location.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection.</b></p> <p><b>b) SDNP/19/04293/HOUS – 12 High Street, Findon, BN14 0TA.</b></p> <p>Roof and dormer alterations and new rooflight.</p> <p>Councillors had reviewed the available documents and site location.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection</b></p>	<p>FM</p> <p>FM</p>
<b>P 19.97</b>	<b>SDNP/19/04361 PRE – land at The Quadrangle, Findon Bypass, Findon</b>	
	<p>Having declared a pecuniary/prejudicial interest, Cllr Martin left the meeting at 7.53pm and took no part in the following discussion.</p> <p>The Chairman summarised the pre application advice being sought by Frontier Estates for an 80 bed car home with 24 car spaces, and allotments covering 0.75 acres with parking spaces.</p> <p>Councillors had reviewed the two available documents on the SDNPA Public Access portal, site location and fully supported the comments made by the Updated Findon Neighbourhood Development Plan Working Group.</p> <p>The Committee raised issues and robust concerns on planning grounds to the proposal as per the letter to the SDNPA attached to the minutes for ease of reference. The Committee would review further once more documentation was published on the SDNPA Public Access portal.</p> <p><b>Resolved: that the Clerk informs the SDNPA of Findon Parish Council's issues and concerns regarding the pre application request and based on the information currently available.</b></p> <p>Cllr Martin re-joined the meeting at 8.07pm.</p>	<p>FM</p>
<b>P 19.98</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 19.99</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted. The Chairman drew attention to the recent request for advice regarding SDNP/19/04646/PRE – Baytrees, Findon Road, BN14 0TL, although there was no documentation currently available to view.	
<b>P 19.100</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b>	
	None. The meeting closed at 8.10pm.	

Planning Department  
South Downs National Park Authority  
The South Downs Centre  
Midhurst  
West Sussex  
GU29 9DH

Miss Fiona MacLeod  
Clerk to Findon Parish Council  
34 Normandy Lane  
East Preston Village  
West Sussex  
BN16 1LY

Email: [clerk@findonparishcouncil.gov.uk](mailto:clerk@findonparishcouncil.gov.uk)  
Tel: 01903 877225

2/10/2019

Dear Mr Macpherson,

SDNP/19/04361/PRE – Land at The Quadrangle, Findon Bypass Northbound, Findon.

Following a meeting of the Planning Committee on 26 September 2019, Findon Parish Council (FPC) would like to take the opportunity to make the following robust comments regarding the above pre-application advice request, which may of assistance to the SDNPA:

- the site location is previously undeveloped and outside the development boundary as detailed in the South Downs Local Plan (SDLP) 2019;
- it would appear to be an intensive overdevelopment of the site to accommodate 80 care home residents plus visitors and an appropriate number of staff;
- the impact of parking would need to be fully addressed for both the proposed care home and allotment gardens elements;
- the impact of safe access to and egress from the A24 in the 50mph limit area would need to be fully addressed for both the proposed care home and the allotment gardens elements; and
- whilst, in principle, the made Findon Neighbourhood Development Plan (FNDP) 2016-2035 supports new, converted and extended independent living and care homes, there are important caveats regarding design and scale.

In addition, FPC fully supports the comments made by the updated FNDP Working Group, which will be uploaded onto the Public Access System shortly.

In summary, the material planning considerations that must be considered as part of the SDNPA advice are, in no particular priority,: highway safety; traffic volumes and impacts; noise, layout and density of buildings; impact on visual amenity from viewpoints; impact on Dark Skies; relevant policies from the made FNDP, the updated FNDP, and the SDLP 2019.

FPC is also concerned about the lack of documentation from the applicants on the SDNPA Public Access system (two high level documents at the time of the Planning Committee) to allow a more detailed and measured response. FPC also understands that letters had not been sent to impacted residents by the SDNPA alerting them to this substantial potential development request for pre-application advice.

Signed:

Dated:

3

Finally, for consistency, consideration should be given to the SDNPA pre-application advice provided recently on SDNP/19/02895/PRE regarding construction of a specialist 64-bed dementia and nursing care at a nearby location adjacent to The Quadrangle.

Regards,

Fiona MacLeod