

**Findon Parish Council**

**Minutes of Planning Committee Meeting held  
31 October 2019 at 7.30 pm at Findon Village Hall**

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

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

<b>Item No</b>		<b><u>Action By</u></b>
<b>P 19.101</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Goldsworthy, Smith and Villanueva-Last.	
<b>P 19.102</b>	<b>Chairman's announcements</b>	
	Reference was made to the very recent notification of a Permission in Principle (PIP) application for land at Elm Rise (SDNP/19/05226/PIP). As the Agenda for the meeting had already been published, the Planning Committee was unable to consider the application to meet the tight timescales for comment by 12 November 2019. Legislation came into force in June 2018 that enabled applicants with developments of nine or less dwellings to apply for PIP, as was the case with this application. If the PIP was granted, a Technical Details statement would be required in order for the application to progress. Members of the public would be able to submit their comments in the usual way. The Appeal Hearing date for SDNP/18/01731/FUL land east of Pony Farm had been set for 7 November 2019 and Findon Parish Council (FPC) would attend.	
<b>P 19.103</b>	<b>Approval of the Minutes of the meeting held 26/9/2019</b>	
	It was proposed and seconded that the minutes of the meeting held on 26 September 2019 be signed as a correct record.	
<b>P 19.104</b>	<b>Declarations of Interest.</b>	
	Cllr Barnett declared a pecuniary/prejudicial interest in Agenda item P 19.107 a) SDNP/19/01876/FUL Soldiers Field House, Soldiers Field Lane (revised application) as a close neighbour. Cllr Barnett would not take part in any discussion and leave the meeting for that item. Cllr Martin declared a pecuniary/prejudicial interest in Agenda item P 19.107 d) SDNP/19/04577/HOUS 22 The Quadrangle (amended application) as a close neighbour. Cllr Martin would not take part in any discussion and leave the meeting for that item.	
<b>P 19.105</b>	<b>Public Question Time (PQT)</b>	
	PQT opened at 7.35pm. The Findon Chase Management Company Ltd would submit their comments to the South Downs National Park Authority (SDNPA) regarding SDNP/19/01876/FUL Soldiers Field House, Soldiers Field Lane (revised application). David Hutchison advised that he had already submitted his comments to the SDNPA on the same application, and had, as a former resident of Pony Farm, also submitted evidence based comments on SDNP/19/04459/LDE land east of Pony Farm. PQT closed at 7.40pm.	

Signed:

Dated:

1

P 19.106	<b>Matters Arising</b>	
	<p><b>P 19.95/P 19.85</b>  Cllr Carr requested that SDNPA planning applications be reviewed regarding the permanent marquee in the Charmill Cottage grounds, as the Clerk had found nothing held by Arun District Council.</p>	<b>FM</b>
P 19.107	<p><b>To consider the following applications (responses to applications considered by the Planning Committee will be available to view on the SDNPA Public Access System.</b>  <a href="https://planningpublicaccess.southdowns.gov.uk/online-applications/">https://planningpublicaccess.southdowns.gov.uk/online-applications/</a> )</p>	
	<p>Cllr Barnett left the meeting at 7.42pm and took no part in any discussion on the following item.</p> <p><b>a) SDNP/19/01876/FUL – Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SH (revised application).</b></p> <p>Demolition of existing dwelling and construction of 12 dwellings, public open space, access, parking and landscaping and other associated works.</p> <p>Councillors had reviewed the available documents and site location. The Chairman advised that two meetings had been held with the applicant and the South Downs National Park Design Review Panel, although the notes of the meetings were not published on the SDNPA Public Access System for the application.</p> <p>Key differences to the revised application included change of housing mix, change of layout of dwellings, multi grey/buff/white brick for dwellings, replacement of beech hedge and removal of additional trees, reduction in parking spaces, removal of footpath, and change in width of entrance road.</p> <p>The Committee raised unanimous strong objections to the application for the reasons above and the reasons detailed in the FPC letter to the SDNPA dated 28 May 2019. The revised application was also in conflict with the South Downs Local Plan (2 July 2019) Objectives 1, 2, 3, and 4 and Strategic Policies SD6, SD11, SD12, and SD19.</p> <p>The Committee supported the Updated Findon Neighbourhood Development Plan Working Group’s (UFNDPWG) submission to the SDNPA.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises strong objections to the revised application as outlined above and draws attention to the lack of openness and transparency regarding the meetings with the Design Review Panel.</b></p> <p>Cllr Barnett re-joined the meeting at 7.46pm.</p>	<b>FM</b>

	<p><b>b) SDNP/19/04791/LDE – Land east of Pony Farm, Findon, BN14 ORS.</b></p> <p>Certificate of Lawfulness (Existing) - (i) the use of part of the property (including the buildings that have been erected on it) for the storage of building materials, plant and equipment (Use Class B8 as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended)); and (ii) the creation of hardstanding across part of the property in 2006</p> <p>Councillors had reviewed the available documents and site location where the applicant sought to demonstrate both uses had been continuous for over 10 years. There were currently nine letters of objection, including contradictory evidence, on the SDNPA Public Access System.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council supports the letters of objection currently on the SDNPA Public Access System.</b></p> <p><b>c) SDNP/19/04791/LDE – Meadow View, Horsham Road, Findon, BN14 ORG</b></p> <p>Certificate of Lawful Use (Existing) – Continued occupation of the dwelling in non compliance with the occupation condition (2) on planning permission FN/83/90. The condition requiring the occupation of the house by persons employed or last employed at Kingswood Livery Stables or locally in agriculture or forestry (resubmission following refusal of application ref SDNP/18/06499/LDE)</p> <p>Councillors had reviewed the available documents and site location. The Committee raised no comments on the Certificate of Lawful Use (existing) application.</p> <p>Cllr Martin left the meeting at 7.50pm and took no part in any discussion on the following item.</p> <p><b>d) SDNP/19/01077/HOUS – 22 The Quadrangle, Findon, BN14 ORB (amended plans)</b></p> <p>Proposed rear and side single storey extension, porch extension, roof conversion with gables and rear and front dormer windows.</p> <p>Councillors had reviewed the available documents and site location, following refusal of the original application. Four Velux roof lights replaced the windows in the previous application to address the issue of overlooking neighbouring properties.</p> <p>Comment was made that some of the proposed Velux windows should be opaque glass and it was understood that this was considered on a case-by-case basis by Planning Officers .</p>	<p>FM</p>
--	---	-----------

	<p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application and makes comment on opaque glass Velux windows.</b> Cllr Martin re-joined the meeting at 7.53pm</p> <p><b>e) SDNP/19/04577/HOUS – 4 St Johns Cottages, Nepcote Lane, Findon, BN14 0SF</b></p> <p>Formation of driveway access.</p> <p>Councillors had reviewed the available documents and site location. The Chairman reminded the Committee that the SDNPA had deemed planning permission was required for the part of the original LDP proposal relating to the formation of a driveway and construction of retaining walls</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application, subject to a Condition that the rebuilding of the wall would be entirely in flint to comply with Policy ES7 of the made Findon Neighbourhood Development Plan 2016-2035.</b></p> <p><b>f) SDNP/19/04682/HOUS – Warley, 26 Cross Lane, Findon, BN14 0UB.</b></p> <p>Dormer and roof alterations.</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 to the application.</b></p> <p><b>g) SDNP/19/04880/TPO – Fosters, 30 Nepcote Lane, Findon, BN14 0SG.</b></p> <p>T1 Ash tree on the grass verge adjacent to drive entrance.</p> <p>Councillors had reviewed the available documents and site location. The Tree Warden for Findon had no issue with the proposal.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</b></p>	<p><b>FM</b></p> <p><b>FM</b></p> <p><b>FM</b></p> <p><b>FM</b></p>
<b>P 19.108</b>	<b>South Downs Nation Park (SDNP) Design Review Panel (DRP)</b>	
	<p>The Committee had found out that two contentious Findon applications (Soldiers Field House and land at Elm Rise) had been considered by the SDNP DRP on several occasions and advice given without advising FPC as a statutory consultee. The notes from the DRP meetings were not published on the SDNPA Public Access System with all other documentation for the applications. As a result, both FPC and local residents were unaware of the advice given to applicants and developers to progress their applications. It</p>	

	<p>was noted that no ‘local context’ background was included in the DRP meetings.</p> <p><b>Resolved: that the Clerk write to the Director of Planning, SDNPA, to express the Committee’s concerns regarding lack of openness and transparency, request the DRP meeting notes are published on the SDNPA Public Access System, and request a change in the DRP process to enable statutory consultees and residents to be involved.</b></p>	<b>FM</b>
<b>P 19.109</b>	<b>Strategy and Policy</b>	
	<p>a) Affordable Housing Supplementary Planning Document Consultation. Attention was drawn to para 2.16 of the document which appeared to be in conflict with the application proposals for SDNP/19/01876/FUL – Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SH (revised application) regarding local housing needs. The Committee also required clarification as to whose responsibility it would be to evidence such need.</p> <p><b>Resolved: that the Clerk respond to the Consultation as above.</b></p> <p>b) SDNPA Partnership Management Plan. Following clarification from the SDNPA, there was no requirement for comment.</p>	<b>FM</b>
<b>P 19.110</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 19.111</b>	<b>SDNPA pre application advice requests</b>	
	<p>The List (as previously circulated) was noted. The Chairman drew attention to the recent request for advice regarding SDNP/19/05048/PRE Averys House, 56 High Street, Findon, BN14 0SZ and the Committee wished to comment in the context of Averys House being a Listed Building.</p> <p><b>Resolved: that the Clerk informs the SDNPA as above.</b></p>	<b>FM</b>
<b>P 19.112</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b>	
	None. The meeting closed at 8.10pm.	