

Findon Parish Council

Minutes of Planning Committee Meeting held
16 January 2020 at 7.30 pm at St John the Baptist School Hall

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

In Attendance: Clerk Fiona MacLeod.

Item No		<u>Action By</u>
P 20.1	To receive and note apologies for absence	
	Apologies were received and noted from Cllr Goldsworthy.	
P 20.2	Chairman's announcements	
	None.	
P 20.3	Approval of the Minutes of the meeting held 5/12/2019	
	It was proposed and seconded that the minutes of the meeting held on 5 December 2019 be signed as a correct record.	
P 20.4	Declarations of Interest.	
	None.	
P 20.5	Update on implementation of actions.	
	The report was noted.	
P 20.6	Public Question Time (PQT)	
	None.	
P 20.7	South Downs National Park Authority (SDNPA) Planning Committee meeting held 16 January 2020.	
	Cllrs Gear and Martin attended the meeting and Cllr Gear spoke in support of the officer recommendations to refuse both the applications for SDNP/19/01876/FUL (Soldiers Field House) and SDNP/19/05226/PIP (land at Elm Rise). Both councillors welcomed the level of discussion by the SDNPA Planning Committee members and the applications were refused as per officer recommendations. The amendments were accepted for the Updated Findon Neighbourhood Development Plan and there was no requirement for a referendum. Cllr Barnett joined the meeting at 7.34pm.	
P 20.8	To consider the following applications (responses to applications considered by the Planning Committee will be available to view on the SDNPA Public Access System. https://planningpublicaccess.southdowns.gov.uk/online-applications/)	
	a) SDNP/19/05784/HOUS – Underhill, Stable Lane, Findon, BN14 0RR Single storey extension. Councillors had reviewed the available documents and site location. Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.	FM

Signed:

Dated:

	<p>b) SDNP/19/05886/HOUS – Glimpses, Stable Lane, Findon, BN14 ORR.</p> <p>Change of use (and external alterations) to mixed use as a residential dwelling and dog grooming business.</p> <p>Councillors had reviewed the available documents and site location. Although the proposal for employment was welcomed, concerns were raised regarding existing car parking congestion at the junction of Stable Lane and Nepcote Lane</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application and flags the car parking congestion concerns.</p> <p>c) SDNP/19/05787/HOUS – Averys House, 56 High Street, Findon, BN14 0ZX and</p> <p>d) SDNP/19/05788/LIS – Averys House, 56 High Street, Findon, BN14 0UJ</p> <p>Replacement outbuilding.</p> <p>Councillors had reviewed the available documents and site location, and attention was drawn to the pre-application advice given by the SDNPA in November 2019.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the applications.</p> <p>e) SDNP/19/06095/HOUS – 4 Summerfields, Findon, BN14 0TU.</p> <p>New pitched roof over existing double garage.</p> <p>Councillors had reviewed the available documents and site location and were reminded of the background to previous proposals. Three neighbour objections had been submitted to the SDNPA on the current application.</p> <p>During discussion, the Committee raised the following concerns:</p> <ul style="list-style-type: none"> • The proposed new pitched roof would be an overbearing development and unneighbourly due to its very close proximity to neighbouring properties; • It is not clear if the application accords with Policy SD31 of the South Downs Local Plan i.e. does not increase the floor area of the dwelling by more than 30% when added to the area of the approved single storey side extension (SDNP/18/04590/HOUS revised application); and • Should the application be approved in its current form, conditions to prevent the subsequent conversion of the roof space to independent residential use must be applied. 	<p>FM</p> <p>FM</p>
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	<p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application for the reasons above.</p> <p>f) SDNP/19/05839/TPO – Corner of Convent Gardens, Findon.</p> <p>Remove sections of overhanging branches of Sycamore trees to the north of Nepcote Lane, and to raise to 2.2m the canopies of Field Maples, Holm Oaks and Oaks located close to the western side of the junction of Nepcote Lane and Convent Gardens.</p> <p>Councillors had reviewed the available documents and site location. The Tree Warden for Findon had no issue with the proposal.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>g) SDNP/19/05842/TPO – 7 Convent Gardens, Findon, BN14 0RZ.</p> <p>Reduce boughs on Horse Chestnut.</p> <p>Councillors had reviewed the available documents and site location. The Tree Warden for Findon had no issue with the proposal.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>h) SDNP/20/00011/TPO – The Haven, 46 Nepcote Lane, Findon, BN14 0SL.</p> <p>Raise canopy by 5 metres and reduce radial spread by 1 metre.</p> <p>Councillors had reviewed the available documents and site location. The Tree Warden for Findon had no issue with the proposal.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>i) SDNP/20/00032/TPO – Pendle Hill, 38 Nepcote Lane, Findon, BN14 0SG.</p> <p>Pollard 1 x Norway Maple.</p> <p>Councillors had reviewed the available documents and site location. The Tree Warden for Findon had no issue with the proposal.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p>	<p>FM</p> <p>FM</p> <p>FM</p> <p>FM</p> <p>FM</p>
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P 20.9	Updated Findon Neighbourhood Development Plan (UFNDP)	
	The response from the UFNDP Working Group to the Examiners Report and the SDNPA Decision Notice from the SDNPA Planning Committee meeting on 16 January 2020 were noted.	
P 20.10	Charmill Cottage caravan and camping permissions	
	The Clerk advised that the marquee on site had been taken down a while ago and was therefore not a permanent structure regarding planning permission. The site was a Certificated Site with the Camping and Caravanning Club, rather than licensed through Arun District Council. Typical sites would accommodate up to five caravans or motorhomes, and up to 10 trailer tents or tents unless express permission had been given by the Club to accommodate more. A 'watching brief' would be kept over holiday periods.	
P 20.11	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and noted.	
P 20.12	SDNPA pre application advice requests	
	<p>The List (as previously circulated) was noted. The Chairman drew attention to the two new pre-application advice requests for The Barn, Kingswood Livery Stables (SDNP/19/06114/PRE) and Baytrees, Findon Road (SDNP/20/00141/PRE). The Committee commented that the Baytree proposal did not appear to address the previous concerns raised by the SDNPA. In addition, there were inconsistencies again with the process of Parish Notifications for pre-app advice requests and this needed to be raised with the SDNPA.</p> <p>Resolved: that the Clerk writes to the SDNPA regarding the inconsistent approach to notification of pre -application advice requests.</p>	FM
P 20.13	Items for discussion (and future ratification if appropriate) at a future meeting	
	None. The meeting closed at 8.05pm.	