

Findon Parish Council

Minutes of Extraordinary Planning Committee Meeting held
2 March 2020 at 7.30 pm at Findon Village Hall

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

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

Item No		Action By
P 20.24	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Goldsworthy and Villanueva-Last.	
P 20.25	Declarations of Interest.	
	Cllr Smith declared a pecuniary interest in Agenda item P 20.27 SDNPA/19/02919/FUL Soldiers Field Stables as a close neighbour and would take no part in any discussion and leave the meeting.	
P 20.26	Public Question Time (PQT)	
	PQT opened at 7.32pm. Cllr Smith left the meeting at 7.32pm. Close neighbours and a member from the Findon Chase Management Company spoke against application SDNP/19/02919/FUL –Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 OSH (hybrid application. Comment was made that the application should not be considered in isolation. The Updated Findon Neighbourhood Development Plan Working Group would also be submitting an objection to the application to the South Downs National Park Authority (SDNPA). The Chairman read out further objection emails. PQT closed at 7.40pm.	
P 20.27	To consider the following application (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/19/02919/FUL –Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 OSH (hybrid application) Hybrid application comprising: (1) Full planning application 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 & (2) Outline planning application for the redevelopment of the existing stable yard with 2 no. dwellings and garages Councillors had reviewed the revised planning documents and site location. Detailed discussion took place on the amended planning documents and it was understood that the revised hybrid application would be taken to the SDNPA Planning Committee meeting in April 2020. Resolved: that the Clerk informs the SDNPA that Findon Parish Council strongly objects to the revised hybrid application for the	FM

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	reasons set out in the letter attached to the minutes for ease of reference.	
	CLlr Smith re-joined the meeting at 7.48pm. The meeting closed at 7.48pm.	

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South Downs National Park Authority
The South Downs Centre
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4/3/2020

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 2 March 2020, Findon Parish Council (FPC) strongly objects to this revised hybrid application on the material planning grounds detailed below:

- The proposal is in conflict with the South Downs National Park (SDNP) purpose to enhance and conserve the natural beauty, wildlife and cultural heritage of the area;
- 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 SDNP;
- The proposal is outside the settlement boundary and in a sensitive edge of settlement location as established in the South Downs Local Plan (SDLP) 2019;
- There is no evidence to warrant the proposal site to be treated as an exception site under SDLP Strategic Policies SD23 Sustainable Tourism, SD25 Development Strategy, or SD29 Rural Exceptions sites. FNDP Policy HD1 also applies
- The proposal is in conflict with SDLP 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;
- The proposed haybarn would be highly visible;
- Development should be restricted to the southern part of the site which would be consistent with the justification that brought about the extant consent gained in 2015;

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- The site was not identified by either FNDP or the SDNPA as being a suitable housing allocation;
- The proposal for two open market dwellings 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. There is no requirement in the village for large executive style open market homes;
- The newly proposed use of weatherboard and brick on all the proposed properties is in conflict with FNDP Policy HD7
- The proposal does not meet SDLP Core Policy SD1 Sustainable Development criteria;
- The proposal is in conflict with SDLP Strategic Policy SD6 Safeguarding Views criteria;
- The proposal does not meet all the criteria in SDLP Strategic Policy SD24 Equine Uses;
- The proposal is in conflict with SDLP Strategic Policy SD27 Mix of Homes;
- FNDP Policy 3.3 seeks to support proposals that conserve or enhance the racehorse training local heritage in Findon. However, this is not at the cost of local landscape harm at the settlement edge or new residential development outside the settlement boundary. FPC feels that there are alternative approaches working within the existing stable complex built footprint but these have not been assessed at all in the original or hybrid applications;
- Parking provision remains a major concern, even more so now that parking spaces opposite the stable block have been reduced from six to five, which potentially only leaves space for one visiting horse owners/trainers. It is generally accepted by Highways that two parking spaces per loose box should be provided in addition to those required for staff;
- It is unrealistic to suppose that the residents of the proposed two dwellings and the one existing dwelling would have just one car per dwelling and no visitors; and
- The change to siting of the access road could result in fencing being erected in gardens backing onto the footpath.

As there is no indication/clarity on housing for cycles, refuse bins, vehicle electric charging points, external lighting, rainwater harvesting, sustainable drainage or manure storage/management in the plans, FPC has been unable to comment on these elements.

FPC understands that the revised hybrid application proposals were submitted by the applicant following discussions with SDNPA Officers and is very concerned about a) the perception of lack of openness and transparency in this process and b) the very short timescales that were given by the SDNPA for the Parish Council and residents to respond to the changes on this very complex application.

In addition, FPC refers to its objection letter in July 2019 on the original proposal for the SDNP/19/02919/FUL hybrid application 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 further amended in this revised 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 number of objections to this revised hybrid application and supports those comments submitted to the SDNPA.

FPC understands that the hybrid application is likely to be considered at the April SDNPA Planning Committee, and should the Committee be minded to approve the hybrid application in full or in part,

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the FPC would expect full and robust conditions to be applied by the SDNPA as per those it applied to Grant of Permission in respect of SDNP/15/01361/FUL.

Regards,

Fiona MacLeod

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