

Findon Parish Council

**Minutes of Planning Committee Meeting held  
19 March 2020 at 7.30 pm at Findon Village Hall**

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

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

Item No		<u>Action By</u>
<b>P 20.28</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Goldsworthy, Barnett, Wilson, Porter, Carr and Villanueva-Last.	
<b>P 20.29</b>	<b>Chairman’s announcements</b>	
	None.	
<b>P 20.30</b>	<b>Declarations of Interest.</b>	
	None.	
<b>P 20.31</b>	<b>To sign as a correct record the Minutes of the meeting 6/2/2020 and the Extraordinary meeting 2/3/2020.</b>	
	It was proposed and seconded that the minutes of the meetings held on 6 February 2020 and 2 March 2020 be signed as a correct record.	
<b>P 20.32</b>	<b>Update on implementation of actions</b>	
	The report was noted.	
<b>P 20.33</b>	<b>Public Question Time (PQT)</b>	
	PQT opened at 7.32pm. Mr Wyatt spoke in support of his application SDNP/20/00941/CND – Cissbury, Nepcote, Findon, BN14 0SR and provided background to the variation of Condition and the proposed mitigations. Cllr Gear clarified that the South Downs Local Plan (SDLP) Policy SD7 Relative Tranquillity criteria were not the same as noise assessment. David Hutchison advised that a meeting had been scheduled with Andrew Griffith, MP, to discuss concerns with the Neighbourhood Planning process. Cllrs Gear, Martin and Smith would also attend. An enforcement notice had been issued by the South Downs National Park Authority (SDNPA) in relation to land east of Pony Farm. PQT closed at 7.40pm.	
<b>P 20.34</b>	<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. <a href="https://planningpublicaccess.southdowns.gov.uk/online-applications/">https://planningpublicaccess.southdowns.gov.uk/online-applications/</a> )</b>	
	<b>a) SDNP/20/00659/HOUS –1 Ivy Arch Close, Findon, BN14 0RX</b>  Retention of fence (with alterations) (retrospective)  Councillors had reviewed the planning documents and site location, and were aware of the hedging and shrubs in place and the large Blue Cedar tree in situ prior to the erection of the current fence.  Comment was made that should the application for such a fence	

Signed:

Dated:

	<p>had been made under normal circumstances, i.e. not retrospectively, FPC consider it very unlikely that the South Downs National Park Authority (SDNPA) would have granted planning permission for the following reasons:</p> <ul style="list-style-type: none"> <li>• It did not comply with the Findon Neighbourhood Development Plan (FNDP) 2016-2035 (Amended February 2020) Policy ES3 Protection of trees and hedgerows; and</li> <li>• It did not comply with the SDLP Policy SD11 Trees, Woodland and Hedgerows Point 5.</li> </ul> <p>The Committee supported the objections submitted to the SDNPA from neighbouring properties.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application for the reasons above.</b></p> <p><b>b) SDNP/20/00836/HOUS – 5 Beech Road, Findon, BN14 0UN</b></p> <p>Single side extension.</p> <p>Councillors had reviewed the planning 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>c) SDNP/20/00800/CND –8 Downland Close, Findon, BN14 0UJ</b></p> <p>Removal or Variation of Condition – Condition 2 (Plans) of Planning Consent SDNP/19/05631/HOUS</p> <p>Councillors had reviewed the planning documents and site location.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application, subject to assessment by the SDNPA regarding Dark Night Skies criteria.</b></p> <p><b>d) SDNP/20/00941/CND –Cissbury, Nepcote, Findon, BN14 0SR</b></p> <p>Variation of Condition – Conditions 4 and 5 of Planning Consent SDNP/18/00202/CND</p> <p>Councillors had reviewed the planning documents and site location.</p> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council supports and raises no objection to the application.</b></p>	<p>FM</p> <p>FM</p> <p>FM</p> <p>FM</p>
P 20.35	To consider a formal submission to the SDNPA regarding the planning process	
	The Committee considered the examples listed on the Agenda and requested that SDNP/19/01688/FUL – land adjacent to 47 Homewood,	

	<p>Findon, BN14 0XA be added to the list. Cllr Gear reported that four complaints had been formally made against the SDNPA by residents regarding planning process, openness and transparency.</p> <p>FPC had previously raised concerns regarding the planning process, openness and transparency with the SDNPA on several of the examples listed on the Agenda.</p> <p><b>Resolved: that the Clerk writes a detailed and robust letter to the Director of Planning at the SDNPA regarding the concerns of Findon Parish Council regarding the planning process, openness and transparency.</b></p>	FM
<b>P 20.36</b>	<b>Potential Conservation Area in Nepcote – public consultation</b>	
	<p>Cllr Gear referred to the draft response from David Hutchison, Lead of the Updated Findon Neighbourhood Development Plan Working Group (as previously circulated to councillors) and reminded the Committee that the request to the SDNPA had been initiated as a result of the Made Findon Neighbourhood Development Plan (2016-2035). The proposed Conservation Area (CA) covered Nepcote Green, the north verge and Cissbury Estate. FPC would also like to see land north of Nepcote Green included in the conservation area since Public Rights of Ways leading to the Green originate from that direction, whereas Cissbury Parkland is a private walled estate with no connection to or public right of access to Nepcote Green. Cllr Gear also drew attention to a proposal in the consultation for a double garage in Nepcote to be replaced by a cottage. It was agreed that the deadline date of 27 April 2020 for the consultation was very tight due to the complexity of the proposal.</p> <p><b>Resolved: that</b></p> <ol style="list-style-type: none"> <li><b>1. The Clerk requests an extension to the Consultation deadline to early June 2020, and</b></li> <li><b>2. Cllr Gear compiles salient points from the proposal for circulation to councillors to inform the FPC response.</b></li> </ol>	FM CG
<b>P 20.37</b>	<b>Strategy and Policy</b>	
	<p>a) SDNPA draft Affordable Housing Supplementary Planning Document <b>Resolved: that the Clerk informs the SDNPA that FPC has no comments.</b></p> <p>b) SDNPA draft Sustainable Construction Supplementary Planning Document <b>Resolved: that the Clerk informs the SDNPA that FPC has no comments.</b></p>	FM FM
<b>P 20.38</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 20.39</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted	
<b>P 20.40</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b>	
	None. The meeting closed at 8.05pm.	