

**Findon Parish Council**

**Minutes of remote Planning Committee Meeting held  
20 May 2020 at 7.30 pm**

**Present:** Cllrs Gear (Chairman), Martin, Goldsworthy, Carr and Barnett

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

<b>Item No</b>		<b><u>Action By</u></b>
<b>P 20.41</b>	<b>Appointment of Chairman for the ensuing year</b>	
	There being no other nominations, Cllr Gear was appointed Chairman for the ensuing year.	
<b>P 20.42</b>	<b>Appointment of Deputy Chairman for the ensuing year</b>	
	There being no other nominations, Cllr Martin was appointed Deputy Chairman for the ensuing year.	
<b>P 20.43</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Porter, Wilson, and Smith. Apologies were received from Cllr Villanueva-Last post meeting.	
<b>P 20.44</b>	<b>Chairman's announcements</b>	
	None.	
<b>P 20.45</b>	<b>To sign as a correct record the Minutes of the meeting 19/3/2020</b>	
	It was proposed and seconded that the minutes of the meeting held on 19 March 2020 be signed as a correct record.	
<b>P 20.46</b>	<b>Declarations of Interest</b>	
	Cllrs Carr and Goldsworthy declared pecuniary/prejudicial interests in Agenda item P 20.49 potential Conservation Area in Nepcote – Public Consultation. Both Councillors lived within the proposed Conservation Area and would leave the meeting for this item and take no part in discussion.	
<b>P 20.47</b>	<b>Update on implementation of actions</b>	
	The report was noted. The letter to the South Downs National Park Authority (SDNPA) would be drafted as soon as practicable regarding P 20.12 and P 20 35.	<b>FM</b>
<b>P 20.48</b>	<b>Public Question Time (PQT)</b>	
	PQT opened at 7.38pm. The Chairman welcomed Mr and Mrs Wyatt , who had 'called in' to the first remote meeting of the Planning Committee. Mr Wyatt spoke on Agenda item P 20.49 potential Conservation Area in Nepcote – Public Consultation and, following professional advice, would raise strong objections to the inclusion of Cissbury Estate. The impact it would have on the working farm, woodland management, and the hospitality business was highlighted. PQT closed at 7.46pm.	
<b>P 20.49</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>	

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	<p><b>a) SDNP/20/01508/HOUS –Simpani, 11 Holmcroft Gardens, Findon, BN14 ORX</b></p> <p>Single storey side extension</p> <p>Councillors had reviewed the planning documents and site location.</p> <p>Councillors made the following comments:</p> <ul style="list-style-type: none"> <li>• The property already had a garage;</li> <li>• The proposed extension for use as a garage would be un-neighbourly and an over-development in relation to 10 Holmcroft Gardens and the southern boundary;</li> <li>• No objections had been published on the SDNPA Public Access system at the time of the meeting</li> <li>• Planning permission had been granted in August 2018 for a side and rear extension on the opposite side of the property, which had not yet been implemented. (SDNP/18/03334/HOUS);</li> <li>• FPC raised no objection to the 2018 planning application; and</li> <li>• Serious concerns were raised that should the current application also be approved, the applicants could implement both permissions, substantially increasing the size and over-development of the site.</li> </ul> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection in principle, subject to serious concerns regarding over-development should both applications be implemented.</b></p>	FM
	Cllrs Carr and Goldsworthy left the meeting for the following item at 7.58pm and took no part in the discussion.	
<b>P 20.50</b>	<b>Potential Conservation Area in Nepcote – public consultation</b>	
	<p>Cllr Gear referred to the briefing note (as previously circulated to councillors) and discussion took place on the FPC response to the public consultation.</p> <p>For ease of reference, the FPC response has been appended to the minutes.</p> <p><b>Resolved: that the Clerk informs the SDNPA Historic Building Officer of Findon Parish Council's response.</b></p>	FM
	Cllrs Carr and Goldsworthy re-joined the meeting at 8.10pm.	
<b>P 20.51</b>	<b>4 St John's Cottages, Nepcote Lane</b>	
	Cllr Gear had investigated the query from a local resident regarding the removal of a flint wall in front of the property and had found that no planning consent was required. The Clerk will advise the resident accordingly.	FM

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<b>P 20.52</b>	<b>Felling of Oak tree in Pond Green Conservation Area</b>	
	The Clerk updated that the badly damaged and dangerous oak tree had been felled and a three foot stump retained on the advice of the Findon Tree Warden. An application was now being processed with the SDNPA for Dead, Dangerous and Dying Tree notification and a letter has been forwarded to them from A C Gardens (Sussex) Ltd to support the application. The Clerk would produce a sketch map as requested by SDNPA.	
<b>P 20.53</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 20.54</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted	
<b>P 20.55</b>	<b>Items for discussion (and future ratification if appropriate) at a future meeting</b>	
	None. The remote meeting closed at 8.23pm.	

David Boyson  
Historic Building Officer  
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  
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26/5/2020

Dear Mr Boyson,

### **Proposed Conservation Area for Nepcote**

Following a meeting of the Planning Committee on 20 May 2020, Findon Parish Council (FPC) would like to comment on the draft Conservation Area Character Appraisal and Management Plan consultation as follows:

FPC fully supports the principle of designation of a Conservation Area (CA) for Nepcote, which was originally envisaged and welcomed by residents when presented at public meetings/consultations run by the Findon Neighbourhood Development Plan Steering Group several years ago. FPC does however have some concerns regarding the proposed conservation area:

**Historic house and parkland at Cissbury Estate** - The inclusion of Cissbury, a working farm, riding school, and hospitality events venue, was not expected particularly given that there are no heritage links, no adjoining public paths and no right of public access to Cissbury House and parkland, which is isolated from Nepcote Green by walls and hedgerows. FPC understands from the owners that, to meet Conservation Area criteria, there would be a severe impact on the running of their business

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and associated employment, affecting visitors to the area as well as local residents, with potential loss of economic benefit to the community. FPC also understands that the Estate runs under Higher Level Stewardship (HLS) management until 2024.

FPC is aware that Cissbury Estate will be commenting on its proposed inclusion and FPC would endorse its removal from the scope of the CA.

**Nepcote Green** – although the document acknowledges the view northwards from the Green, it does not include land to the north of the North Verge. This land has significant linkage to the heritage elements of Nepcote Green, the iconic Findon Sheep Fair, Wattle House, and the extensive equine activities and history. The document is also silent on the various bridleways, public footpaths, and restricted by-ways (which were the ‘sheep routes’ across the Downs leading to Nepcote Green) that are all on land to the north of the North Verge providing access across the Downs to Nepcote Green and therefore fails to afford them the important protection gained by inclusion in the CA.

A CA is defined as being ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’. FPC would therefore request that this area be included in the CA boundary.

**Small settlement either side of Nepcote Green and Cissbury Estate** – FPC questions the inclusion of this single street due to its number of modern properties, and would draw your attention to the comment in the document regarding the double garage belonging to Nepcote House. Those properties suggested for inclusion that are Listed or Properties of Interest already have a level of protection and would not benefit further from being in a CA.

Regards,

Fiona MacLeod

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