

**Findon Parish Council**

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

**Present:** Cllrs Gear (Chairman), Goldsworthy, Porter, Carr, Villanueva-Last, and Smith

**In Attendance:** Clerk Fiona MacLeod.

Item No		<u>Action By</u>
<b>P 20.55</b>	<b>To receive and note apologies for absence</b>	
	Apologies were received and noted from Cllrs Martin and Wilson. Post meeting apologies were received from Cllr Barnett.	
<b>P 20.56</b>	<b>Chairman's announcements</b>	
	The South Downs National Park Authority (SDNPA) had just published its Protocol with Qualifying Bodies on Pre-Application Advice. This would be circulated to all councillors and considered at the next meeting of the Planning Committee.	<b>FM</b>
<b>P 20.57</b>	<b>To sign as a correct record the Minutes of the meeting 20/5/2020</b>	
	It was proposed and seconded that the minutes of the remote meeting held on 20 May 2020 be signed as a correct record.	
<b>P 20.58</b>	<b>Declarations of Interest</b>	
	None.	
<b>P 20.59</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 20.60</b>	<b>Public Question Time (PQT)</b>	
	None.	
<b>P 20.61</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>	
	<p><b>a) SDNP/20/01830/HOUS –Middle Nepcote, 5 Nepcote, Nepcote, Findon.</b></p> <p>Construction of single storey side/rear extension, bay window and dormer window.</p> <p>Councillors had reviewed the planning documents and site location. The Chairman reminded councillors of the planning history at the location and explained that the current application was for a more modest extension.</p> <p>Councillors made the following comments:</p> <ul style="list-style-type: none"> <li>• should the application be approved by the SDNPA, FPC would expect a condition for the removal of permitted development rights arising from approved application SDNP/1801436/HOUS;</li> <li>• FPC would also expect the inclusion of the condition</li> </ul>	

Signed:

Dated:

	<p>imposed when the SDNP/1801436/HOUS Appeal was allowed i.e. it was necessary for materials to match those used on the existing house to maintain the character and appearance of the area. The new application did not meet this condition; and</p> <ul style="list-style-type: none"> <li>the proposed addition of rooflights would need to comply with Findon Neighbourhood Development Plan (FNDP) Plan Policy CFW8 Dark Night Skies Policy and SD8 of the South Downs Local Plan</li> </ul> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection in principle, subject to conditions applied as above.</b></p> <p><b>b) SDNP/20/01735/HOUS – Southover, Stable Lane, Findon, BN14 ORR.</b></p> <p>Roof extension to garage to form hobby room, erection of proposed garden shed.</p> <p>Councillors had reviewed the planning documents and site location. The Chairman reminded councillors of the planning history at the location.</p> <p>Councillors made the following comments:</p> <ul style="list-style-type: none"> <li>The addition of two dormers to the current elevated site garage would substantially increase the dominance of the structure in what was a landscape sensitive location at the top of Stable Lane, clearly visible from various viewpoints such as Long Furlong and Church Hill;</li> <li>Work on the current substantial double garage remained unfinished;</li> <li>South Downs Local Plan Development Management Policy SD31 Extensions to existing dwellings and provisions of annexes outbuildings to be applied;</li> <li>Should the application be approved by the SDNPA, FPC would expect a condition for the removal of permitted development rights arising from the approved and as yet unfinished planning application SDNP/16/04439/HOUS regarding the double garage; and</li> <li>FPC would also expect that a condition to prevent any subsequent conversion of the hobby room to non-ancillary independent residential use must be applied.</li> </ul> <p><b>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application.</b></p>	<p>FM</p> <p>FM</p>
<b>P 20.62</b>	<b>Review of the SDNPA Planning Applications List</b>	
	The List (as previously circulated) was reviewed and noted.	
<b>P 20.63</b>	<b>SDNPA pre application advice requests</b>	
	The List (as previously circulated) was noted and attention was drawn to a	

	new pre application request for SDNP/20/02088/PRE Le Manor, Horsham Road, Findon, BN14 0RH (Demolition of existing property and construction of new property in the same position within the site).	
<b>P 20.64</b>	<p><b>Items for discussion (and future ratification if appropriate) at a future meeting</b></p> <p>As suggested by Cllr Smith, the purchase of a digital camera for viewsheds to aid discussion at Planning Committee meetings would be considered at a future meeting.</p> <p>The remote meeting closed at 7.58pm.</p>	