

Findon Parish Council

**Minutes of remote Planning Committee Meeting held
25 June 2020 at 7.30 pm**

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

In Attendance: Clerk Fiona MacLeod and a member of the public.

Item No		<u>Action By</u>
P 20.65	To receive and note apologies for absence	
	Apologies were received and noted from Cllrs Villanueva-Last, Gilbert and Wilson.	
P 20.66	Chairman's announcements	
	An appeal (SDNP/20/00026/ENNOT) has been lodged by the applicant regarding the enforcement notice served on him in respect of the recently determined Certificate of Lawfulness (SDNP/19/04459/LDE). The Clerk had raised the lack of documentation with the South Downs National Park Authority (SDNPA) for investigation. The SDNPA would advise Findon Parish Council (FPC) and local residents of the appeal hearing date.	
P 20.67	To sign as a correct record the Minutes of the meeting 28/5/2020	
	It was proposed and seconded that the minutes of the remote meeting held on 28 May 2020 be signed as a correct record.	
P 20.68	Declarations of Interest	
	Should the Committee wish to comment on Agenda item PC 20.76 SDNP/20/20271/PRE councillors present would declare a non-prejudicial interest in the item as the applicant was known to them in his capacity as Lead of the Updated Findon Neighbourhood Development Plan Working Group. None of the councillors present at the meeting had had discussions with the applicant regarding the item and would consider it with an open mind based on the information available.	
P 20.69	Update on implementation of actions	
	The report was noted.	
P 20.70	Public Question Time (PQT)	
	PQT opened at 7.34pm In response to a question from David Hutchison, the Chairman advised that FPC had not had an update from the SDNPA regarding the proposed Nepcote Conservation Area consultation. PQT closed at 7.35pm	
P 20.71	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/20/01805/FUL –2 Old Stocks, Nepcote Lane, Findon, BN14 0SA. Change of use from B1 to D1 (office to Dog Grooming Academy). Councillors had reviewed the planning documents and site location.	

	<p>Councillors made the following comments:</p> <ul style="list-style-type: none"> • whilst in principle the occupation of empty commercial units in the village was welcomed, there were a number of planning issues with the application; • no information was available regarding proposed opening hours, number of instructors, students and dog 'models' on site at any one time, or vehicle movements and parking; • the location in Nepcote Lane area already had serious parking constraints; • a Travel Plan must be produced for this application; • no information was available regarding the potential noise generated from the business and a Noise Assessment must be produced for this application; and • at the time of the meeting, there were 15 letters of objection citing parking and noise issues. <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council objects to the application.</p> <p>b) SDNP/20/01801/HOUS – 1 Holmbush Cottages, High Street, Findon, BN14 0SX.</p> <p>Single storey rear extension.</p> <p>Councillors had reviewed the planning documents and site location.</p> <p>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.</p> <p>c) SDNP/20/01911/HOUS – Downsedge House, Stable Lane, Findon, BN14 0RR.</p> <p>Formation of new front entrance and minor internal works.</p> <p>Councillors had reviewed the planning documents and site location.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>d) SDNP/20/02028/CND – Le Manor, Horsham Road, Findon, BN14 0RH.</p> <p>Removal or Variation of Condition – Condition 2 of Planning Approval SDNP/18/00856/HOUS.</p> <p>Councillors had reviewed the planning documents and site location, which was remote and outside the settlement area.</p>	<p>FM</p> <p>FM</p> <p>FM</p>
--	--	-------------------------------

	<p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application, subject to the application of the conditions 3 and 4 of the previous consent (SDNP/18/00856/HOUS) being applied.</p> <p>e) SDNP/20/01942/LIS – Greypoint House, The Square, Findon, BN14 0TE.</p> <p>Fire safety works including emergency lighting, fire detection, upgrading the basement ceiling and partitions and the fitting of new fire entrance doors to flats.</p> <p>Councillors had reviewed the planning documents and site location and commented on the well thought out application.</p> <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application.</p> <p>f) SDNP/20/02148/HOUS – The Vicarage, 11 School Hill, Findon, BN14 0TR.</p> <p>Proposed extension and alterations.</p> <p>Councillors had reviewed the planning documents and site location. The Chairman reminded the Committee that the property had been granted consent for a proposed extension and alterations in August 2016, which had expired, and to which FPC had raised no objection.</p> <p>Councillors made the following comments:</p> <ul style="list-style-type: none"> • it was not clear if the application now met the criteria for Policy SD31 of the South Downs Local Plan i.e. did not increase the floor area of the dwelling by more than 30% when added to the area of the proposed extension. • a question was raised regarding whether the proposed addition of three rooflights would need to comply with FNDP Plan Policy CFW8 Dark Night Skies Policy and SD8 of the South Downs Local Plan. <p>Resolved: that the Clerk informs the SDNPA that Findon Parish Council raises no objection to the application, subject to clarification of the above comments.</p>	<p>FM</p> <p>FM</p> <p>FM</p>
P 20.72	SDNP/19/02919/FUL (hybrid application) Soldiers Field Stables, Soldiers Field Lane, Findon, BN14 0SH	
	The Chairman attended the remote meeting of the SDNPA Planning Committee held on 11 June 2020 and spoke against the application. The application was unanimously approved by the SDNPA following very little discussion. A Judicial Review against the decision could cost circa £30k with no assurance of success.	

	<p>Resolved: that</p> <ol style="list-style-type: none"> 1) the Chairman and the Clerk write to the Director of Planning, SDNPA, expressing FPC wishes to put on public record its serious concerns regarding the rationale given by Authority members in reaching their decision to grant approval of the above hybrid application; and 2) the Clerk includes this matter in the background information for the future meeting with the local MP 	<p>CG/FM</p> <p>FM</p>
P 20.73	Strategy and Policy	
	<p>The following comments were made on the recently introduced Protocol between the SDNPA and Qualifying Bodies (QA) on Pre Application Advice requests:</p> <ul style="list-style-type: none"> FPC was unaware of any consultation taking place or draft documentation shared with Qualifying Bodies (QB) regarding the development of the Protocol; It was disappointing that after recognising in the Protocol that QBs are 'local experts', the Protocol only invited QBs to comment on selected applications based on a matter of judgement by the case officer rather than invite QBs to provide a formal response on all pre-apps in their Parish; and Had any other QBs commented on the Protocol. <p>Resolved: that the Clerk</p> <ol style="list-style-type: none"> 1) informs the SDNPA of the comments from FPC; and 2) includes this matter in the background information for the future meeting with the local MP. 	<p>FM</p> <p>FM</p>
P 20.74	Felling of Oak tree in Pond Green Conservation Area – SDNP/20/01888/DDDT	
	The Clerk had submitted all the documentation to the SDNPA and had received approval confirmation from the SDNPA on 25 June 2020. There was a duty under section 206 of the Town and Country Planning Act 1990 for the landowner (FPC) to plant a replacement tree, and this was in hand.	
P 20.75	Review of the SDNPA Planning Applications List	
	The List (as previously circulated) was reviewed and noted.	
P 20.76	SDNPA pre application advice requests	
	<p>The List (as previously circulated) was noted. The Committee had reviewed the available documentation published on the SDNPA Public Access for SDNP/20/02071/PRE 7 Nephote Lane, Findon, BN14 0SF and, in light of the submissions regarding highways and arboriculture matters, reserved comment on the application at this stage. The Committee also commented on SDNP/20/02088/PRE Le Manor, Horsham Road, Findon, BN14 0RH and asked that permitted development rights be removed if a full application was made and approved by the SDNPA. Comment was also made regarding the compliance of the proposal with the South Downs Local Plan Policy SD30 regarding the net increase of more than 30% compared with the gross internal area of the existing dwelling. A concern was raised regarding the proposed increase in height of the replacement dwelling making it more visible from viewpoints</p> <p>Resolved: that the Clerk informs the SDNPA of the comments raised</p>	<p>FM</p>

Unconfirmed minutes – to be confirmed at the next meeting of the Committee

	above on both applications.	
P 20.77	Items for discussion (and future ratification if appropriate) at a future meeting None. The remote meeting closed at 8.19pm.	