

PLANNING COMMITTEE 12 July 2012

Held at Cowdray Hall, Easebourne, Midhurst at 10:30am

Present:

Andrew Shaxson - Chair	Barbara Holyome	Ken Bodfish	Tom Jones
Neville Harrison - Deputy Chair	Jennifer Gray	Charles Peck	David Jenkins
Alun Alesbury			

SDNPA Officers: Tim Slaney (Director of Planning), Lewis Oliver (Development Management Officer), Lara Southam (Planning Policy Officer), Richard Dollamore (Design Officer), Claire Potts (Minerals & Waste Lead), Becky Moutrey (Senior Solicitor) & Rebecca Haynes (Member Services Officer).

APOLOGIES

1. Apologies for absence were received from, Doug Jones & Diana Kershaw

ELECTION OF CHAIR

2. Andrew Shaxson as the only nomination was duly elected as Chair and presided over the rest of the meeting.

ELECTION OF DEPUTY CHAIR

3. Neville Harrison as the only nomination was duly elected as Deputy Chair.

DISCLOSURE OF INTERESTS

4. Jennifer Gray declared a personal non prejudicial interest in items 7 & 8 as a member of East Hampshire District Council.

MINUTES OF PREVIOUS MEETING HELD ON 14 June 2012

5. The minutes of the meeting held on 14 June 2012 were agreed as a correct record.

URGENT ITEMS

6. There were none.

DEVELOPMENT MANAGEMENT

7. The Chair informed the Committee that as there were 2 applications on the agenda for Myrtle Farm, the Committee would hear from the case officer and public speakers for both applications before discussing and debating both applications together and then considering each application for decision separately.

EAST HAMPSHIRE DISTRICT COUNCIL

Application No: SDNP/36200/001FUL

Proposal: Conversion of cartlodges to residential as part of existing farmhouse and cottage, conversion of threshing barn to two dwellings (one with ancillary accommodation), erection of detached dwelling (with conversion of granary as ancillary accommodation), erection of pair of semi -detached dwellings, stables/barns/store to form livery yard for 11 horses, associated landscaping/parking and demolition of various buildings/extensions

Address: Myrtle Farm, Blendworth Lane, Horndean, Waterlooville PO8 0AA

EAST HAMPSHIRE DISTRICT COUNCIL

Application No: SDNP/36200/002CAC
Proposal: Demolition of farmhouse side extension, Dutch Barns and extensions to barn, chicken shed/stable
Address: Myrtle Farm, Blendworth Lane, Horndean, Waterlooville PO8 0AA

8. The Committee considered the reports by the Director of Planning (Report PC 44/12 & PC 45/12)
9. The case officer referenced the update sheet, which was available on the Authority Website on Wednesday 11 July, including the amended and additional condition 18.
10. Mark Cullington spoke against the application on behalf of Freya Keith of Sparrow Cottage, a neighbour to the application address; his concerns included:-
 - The significant impact upon the character of the site if the road facing stables were moved to the rear of the site and replaced with housing
 - Parking provision and traffic movements
 - Proposed and existing stabling arrangements, including shelters
11. Mr Robin Reay spoke in support of the application, as the agent; he made reference to:-
 - The existing buildings were either inappropriate or in need of repair and the proposal would remove the unattractive buildings
 - The site was an important part of the area with the livery stables, which would continue for the local residents and decline by natural wastage. No promises had been made to existing livery users
 - He had worked closely with the South Downs National Park Authority (SDNPA) officers on the proposal.
12. The Committee commented on:
 - The attractive setting of the village, on the edge of the National Park (NP)
 - How some buildings within the site were unsuitable for the area
 - The proposal was an attractive, sensitive design and good scheme which would enhance the street scene
 - There was adequate parking provision
 - Their disappointment that the buildings only achieved sustainability code level 3
13. The Committee concerns were:
 - The design of the semi detached cottages and the dormers. It was thought the earlier design, whilst higher would be a better design fit
 - The risk the existing buildings would fall into disrepair if the site was not re developed
 - Horse waste and the implications;
 - close to residential properties
 - arrangements for the disposal of the waste
 - a management plan
 - Parking provisions
 - The damaged flint wall fronting the proposed southern cottage should be restored
 - The 3 diamonds brick detail on one building where the plans depicted only 2
14. In response to the Committee's questions; the case officer and the Director of Planning clarified that:
 - The following concerns and issues were covered by conditions;
 - Stable waste

- Materials
 - Protection of the RoW and signage
 - The design of the semi detached cottages could be delegated to the Director of Planning to liaise with the agent on the design and agree in consultation with the Committee Chair
 - The highways agency were content that there was sufficient parking provision for both the livery and residential areas
 - The SDNPA could liaise with the agent regarding the flint wall
 - Sustainability code level 3 was the minimal requirement by existing, inherited policies, although the SDNPA encourage higher levels. Higher levels could form part of the emerging SDNPA Local Plan
 - S106 monies were used within the area to mitigate the impact of the development and not for 'good causes'
15. It was proposed and seconded to vote on application SDNP/36200/001FUL, report PC44/12 officer's recommendation including the amended condition 9 and additional Condition 18 (as referenced in the update sheet July 2012) and to delegate authority to the Director of Planning in consultation with the Committee Chair to amend the design of the Semi detached cottages to reflect the views of the Committee members. Following a vote the proposal was carried.
16. **RESOLVED:** SDNP/36200/001FUL: That planning permission be granted for the reasons set out in paragraph 10.1 of report PC44/12 and subject to:
- (i). completion of a S106 agreement with obligations relating to:
 - a. financial contributions towards Public Open Space
 - b. Highway Improvements
 - c. Environmental Improvements
 - d. Affordable Housing ; and
 - (ii). the conditions set out in paragraph 10.2 including amended condition 9 & additional condition 18
 - (iii). delegated authority to the Director of Planning in consultation with the Committee Chair to amend the design of the Semi detached cottages to reflect the views of the Committee members
17. It was proposed and seconded to vote on application SDNP/36200/002CAC, report PC45/12 officer's recommendation. Following a vote the proposal was carried.
18. **RESOLVED:** SDNP/36200/002CAC: That Conservation Area consent be granted for the reasons set out in paragraph 9 of report PC45/12 subject to the condition set out in paragraph 10
19. The Chair adjourned the meeting at 11:34am for a comfort break and Committee Member Tom Jones left the meeting
20. The meeting re convened at 11:40am

STRATEGY & POLICY

Consultation response to the Brighton and Hove Draft City Plan Part One

21. The Committee considered a report by the Director of Planning (Report PC 46/12).
22. The Committee commented:
- In regard to Toad Hole Valley the SDNPA should not comment on the proposed density, but on design and visual impact on the SDNP, and to work jointly with B&H on a design policy
 - The need to clarify the difference between Brighton & Hove (B&H) as a Local Planning Authority and as a land owner

- Their wish to commend the plan on its positive proposals such as the aspiration to achieve sustainable development code level 6
 - Improved cycling and walking links to the SDNP was encouraging
 - Policy SA5 was not required within the document
23. The Committee concerns were:
- No alternative Gypsy and Traveller sites had been identified
 - Toads Hole Valley was a sensitive area
24. In response to questions; the lead officer and the Director of Planning clarified:
- The SDNPA Purpose & Duty including strong partnership working was embedded well within the document notwithstanding any deletion of Policy SA5
 - A briefing would be arranged for members in regard to the Brighton Biosphere Reserve proposals
 - A policy regarding affordable housing was elsewhere within the Plan
25. It was proposed and seconded to vote on the officer's recommendation incorporating the comments and views of the Committee. Following a vote the proposal was carried.
26. **RESOLVED:** delegated authority to the Director of Planning in consultation with the Committee Chair to amend the design of the Semi detached cottages to reflect the views of the Committee The Committee:
- (1) Agree that the comments contained within report PC46/12 and subsequent Update Sheet and views of the Committee, be submitted to Brighton and Hove City Council in response to the consultation on the Brighton and Hove Draft City Plan Part One
 - (2) Authorise the Director of Planning, in consultation with the Chair, to approve any changes other than those likely to be significant prior to submission of the consultation response.

South Downs National Park Design Review Panel

27. The Committee considered a report by the Director of Planning (Report PC 47/12).
28. The lead officer highlighted the item on the update sheet, which was available on the Authority website on Wednesday 11 July.
29. The Committee commented:
- The proposal was well thought through
 - The panel should include an expert on Energy/ Sustainability
 - Their concerns regarding conflict of interests and 'experts' that could potentially also work for developers
 - Panel members should include specialists in their field who live or work within the SDNP and would therefore be aware of the sensitivity of the SDNP
 - The possibility of holding Panel meetings in public
 - The need for the panel to be reviewed after 6 months
30. In response to questions; the lead officer and the Director of Planning clarified:
- The selection of panel members would be;
 - Subject to some criteria
 - Have an application and interview process
 - But would inevitably involve a degree of selection
 - The Panel would remain under review, to address any issues
 - The proposal followed tried and tested models and would be one element of expertise to 'call on' and be treated in the same way as other 'experts' that comment on applications

- Any member of the Panel would comply to a code of conduct and follow protocols to declare any declarations of interests
 - The SDNPA were aware of some Local Design Review Panels but there was not Park-wide coverage
31. The Senior Solicitor explained the pre application process and confidentiality
32. It was proposed and seconded to vote on the revised officer's recommendation, incorporating a review after 6 months. Following a vote the proposal was carried.
33. **RESOLVED:** The Committee agreed to:
- (1) the establishment of a South Downs National Park Design Review Panel and that output from the panel would be considered in development management and planning policy making within the South Downs National Park
 - (2) a review after a period of 6 months, particularly to look at meetings being open to the public

Authority to consult on modifications to East Sussex, Brighton and Hove and South Downs Waste and Minerals Plan (WMP) and to note the revision of the Minerals and Waste Development Scheme

34. The Committee considered a report by the Director of Planning (Report PC 48/12).
35. In response to questions; the lead officer and the Director of Planning clarified:
- In response to concerns about development proposals on sites prior to adoption of the Sites Plan in 2016, any sites would have to comply with the policies in the existing and emerging local plans. The NPPF also would be relevant as well as the Defra Circular 2010. The SDNPA Purposes & Duty would also assist
 - The Plan was not technology specific but Combined Heat and Power would be covered by Policy WMP2c
 - The process of the 'next steps' were explained to the Committee
36. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.
37. **RESOLVED:** The Committee agreed to:
- (1) the analysis of the representations made on the WMP be noted;
 - (2) the Director of Planning, in consultation with the Chair of Planning Committee, be authorised to make main modifications to the WMP necessary to make it sound for consideration by the Inspector and subsequent public consultation subject to any major changes of policy of significance to the SDNP being the subject of a decision of the NPA (with comments being sought from the Planning Committee);
 - (3) all modifications to the Plan will ultimately be presented to Planning Committee and NPA in due course as part of the adoption of the WMP be noted; and
 - (4) the revision to the Minerals and Waste Development Scheme be noted

CHAIR

Meeting closed at 1:06pm