

**SOUTH DOWNS NATIONAL PARK AUTHORITY                      Agenda Item 12b**  
**PLANNING COMMITTEE 9 August 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: Pat Aird (Development Management Lead), Lewis Oliver (Development Management Officer), David Cranmer (Development Management Officer), Tim Richings (Planning Policy Lead, Becky Moutrey (Senior Solicitor) & Rebecca Haynes (Member Services Officer).

**APOLOGIES**

38. Apologies for absence were received from, Charles Peck, Tom Jones, David Jenkins & Diana Kershaw

**DISCLOSURE OF INTERESTS**

39. Jennifer Gray declared a personal non prejudicial interest in item 5 as a member of East Hampshire District Council, and as a neighbour to the land owner.

**MINUTES OF PREVIOUS MEETING HELD ON 12 July 2012**

40. With the amendment of removing all text before the words 'The Committee' on Minute 26; the minutes of the meeting held on 12 July 2012 were agreed as a correct record.

**URGENT ITEMS**

41. There were none.

**DEVELOPMENT MANAGEMENT**

**EAST HAMPSHIRE DISTRICT COUNCIL**

**Application No:**            **SDNP/12/00085/FUL**  
**Proposal:**                    **Residential Development comprising 32 dwellings with new access, cycle path, footpath, landscaping and additional parking**  
**Address:**                    **Land to the South Of, 63 - 65 Inwood Road, Liss, Hampshire GU33 7JZ**

42. The Committee considered the report by the Director of Planning (Report PC 49/12)
43. The case officer referenced items from the August 2012 update sheet, which was available on the Authority Website.
44. Councillor Halstead spoke against the application on behalf of Liss Parish Council; she spoke about:-
- The Parish Council support for the officer recommendation
  - The adequate 5 year land supply
  - The application had failed to respect the constraints from the Inwood Road Development Brief & The Local Plan Inspectors recommendations
    - The design fell short of the high quality expectation
    - The application was cramped, urban overdevelopment, unimaginative layout, lack of clear visual gaps and lack of local space
  - The Liss Village Design Statement
  - Their concern regarding the removal of trees and facilitation pruning of trees that had tree preservation orders (TPO's)

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- Their concern with minimal front gardens with parking areas resulting in an environment dominated by cars and limited visitor parking
  - Their concern for the natural habitat, wildlife corridors and drainage problems on the playing fields below.
  - Possible congestion issues with the proposed access through the parking area for existing flats.
45. Councillor Gina Logan spoke against the application, as the Ward Member for Liss; she made reference to:-
- Her support for the officer recommendation
  - Her objections regarding the proposed development
    - Over development
    - Against the development brief of 2009 for 25 dwellings
    - Heavily engineered proposal on a too small site
    - Accessibility of dwellings, many steps to access properties & gardens
    - Unsuitable design
    - Lack of amenity space
    - Concern regarding widening the access route
    - Lack of visitor parking
    - No integral parking
    - The need for screening of substantial height
46. Mrs Dodds spoke against the application, on behalf of herself; her concerns included:-
- Trees that had been cleared from the site
  - Over development in market housing which was unacceptable in the South Downs National Park (SDNP)
  - The proposed short gardens for the dwellings
  - No open space for wildlife or residents
  - The planning inspectorate requirements were not met
47. The Committee commented on:
- The 5 year land supply had been met
  - The lack of need for the site to be released
  - The lack of open space
  - The uninteresting and inappropriate design and not achieving an exemplar design within the SDNP taking in the character of the area
  - Having regard to the Liss Village Design Statement and Local Design Statement
  - Their disappointment that the buildings only achieved sustainability code level 3
  - It was a premature development
  - The percentage of affordable housing was not enough and the cycle path was an aspiration
48. It was proposed and seconded to vote on the officer recommendation Following a vote the proposal was carried.
49. **RESOLVED:** SDNP/12/00085/FUL: That the application be refused for the reasons set out in paragraph 10.1 of report PC49/12

## WEALDEN DISTRICT COUNCIL

**Application No:** SDNP/12/01394/TCA

**Proposal:** Notification of intention to lightly crown reduce and thin by 15% a line of no.4 Sycamore trees along the front boundary. Also to

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target prune low branches to the lift the crown clear of phone wires and cable. Lightly crown no.1 mature Horse Chestnut in the front garden and thin of less than 10%. Remove a small group of Sycamore tress to the south side of the property on the field side height approx 15' alongside these are a line of 25' Sycamore trees some of these to be thinned and the remainder to be crown reduced

**Address: Street Farm, Jevington Road, Jevington, Polegate, East Sussex, BN26 5QB**

50. The Committee considered the report by the Director of Planning (Report PC 50/12)
51. The case officer clarified to the Committee that:
  - the applicant was a South Downs National Park Authority (SDNPA) Member
  - In the case of a Notification of Intention to undertake works to trees within a Conservation Area , the decision was whether or not to make a Tree Preservation Order
52. It was proposed and seconded to vote on the officer recommendation Following a vote the proposal was carried.
53. **RESOLVED:** SDNP/12/01394/TCA: That the Committee determined not to make a Tree Preservation Order.

## CONSULTATIONS

### E.ON Consultation regarding the draft Environmental Statement for the Proposed Rampion Off-Shore Windfarm

54. The Committee considered the report by the Director of Planning (Report PC 51/12)
55. The case officer referenced items from the August 2012 update sheet, which was available on the Authority Website.
56. Mr Robert Cheesman spoke on the consultation, on behalf the South Downs Society; he spoke about:-
  - The proposal was a significant scheme within the SDNP
  - He concurred with the proposed consultation response from the SDNPA
  - The South Downs Society were not opposed to wind energy although E-ON had not given enough consideration to the SDNPA Purposes & Duty
    - Sufficient attention had not been given by the applicant as to why cable had to travel through the SDNP and did not connect to existing closer sites
    - The SDNPA should obtain an independent photo montage showing the effect on the views of the wind farm on the Heritage Coast
    - Benefits for consideration, asking if E-ON could provide finance for undergrounding other overhead cables within the SDNP, to build a bridge over the A283 for the South Downs Way and to demolish the Shoreham Cement Works
57. The Committee commented on:
  - To commend the officer responsible for the comprehensive consultation response
  - The SDNP was an important landscape and no evidence of this type of engineering works successfully working has been put forwards by E.ON
  - A wide range of expertise had been sought in the collation of the response
  - The need for a greater public awareness of the impact on seascape and the impact from the South Downs
58. The Committee concerns regarding the draft E.ON Environmental Statement were:
  - Lack of information as to why linking to existing power sites or sharing existing routes had not been considered rather than undergrounding cabling across the SDNP

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- The effect the undergrounding work would have on the chalk landscape
  - The steepness of Tottington Mount and the assurance that the stability of the slope would not be compromised
  - The impact of the Windfarm on the seascape as views would completely alter with no infinity views out to sea
  - The impact of the haul road and the tonnage of aggregate to be used and moved into the SDNP
  - The impact on the highways and movements within the SDNP once the chosen port was in operation and any impact that may have on the SDNPA emerging Local Plan
59. In response to Committee questions; the lead officer clarified that:
- If a decision was granted the works would be likely to commence in 2015 and finish in 2018 although no significant phasing information was available at this stage
  - The consultation response from the SDNPA was principally limited to concerns regarding the impact on the SDNP. The SDNPA were working with the relevant local authorities and other relevant bodies to ensure all concerns, including highways issues, were covered
  - The SDNPA would not want to encourage development that may pre determine the emerging SDNPA Local Plan
60. It was proposed and seconded that the report appended to report PC51/12 be issued to E.ON in response to the consultation and that a covering letter be attached highlighting the following:
- Consideration should be given to sharing existing power infrastructure, in particular with regards to a connection at Ninfield
  - Details clarifying whether there is a need for any access roads to the proposed haul route should be made available. If there is a need, details of the impact should be provided.
  - It would be beneficial for E.ON to demonstrate that chalk grassland could be acceptably remediated within a specific period of time
  - Greater weight should be attributed to the National Park designation
  - Inadequate attention and significance has been given to the impact upon the Heritage Coast and wider seascape impact
  - There has been an inadequate assessment of alternative cable routes
  - Consideration should be given to the wider highway impacts during construction of the proposal
- Following a vote the proposal was carried.
61. **RESOLVED:** The Committee agreed to issue the report appended to report PC51/12 in response to the consultation and that a covering letter be attached addressing the points raised in minute 60.

## STRATEGY & POLICY

### South Downs National Park Local Plan

62. The Committee considered a report by the Director of Planning (Report PC 52/12).
63. The Committee commented:
- The SDNPA would need to be clear and explain what the Local Plan would mean for Local Communities whilst explaining the need to use existing policies until the SDNPA Local Plan was finalised
  - The SDNPA would need to be clear that it was 'adding value' especially where there were inconsistencies within existing local policies and the emerging SDNPA Local Plan

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- To ensure all Parish Councils were involved, making sure the Community Infrastructure Levy (CIL) was explained
  - To 'add value' by guaranteeing that the use of CIL monies would be used by following the SDNPA vision
64. In response to questions; the lead officer clarified:
- There would be challenges in writing a National Park wide Local Plan across 15 local authorities and it would be beneficial to work in partnership with the local authorities for whom the NPA is working on joint Core Strategies in regard to CIL, in particular East Hampshire, Winchester and Lewes Councils.
65. It was proposed and seconded to vote on the officer's recommendation following a vote the proposal was carried.
66. **RESOLVED:** The Committee agreed:
1. the proposed strategy of producing a single South Downs National Park Local Plan and adopts a revised Local Development Scheme (LDS) to reflect this strategy and
  2. to note the proposal to ask the NPA to set up a Local Plan Member Working Group to meet regularly to provide an overview and thoughts on matters relating to the development of the National Park Authority's single Local Plan

## Development Management Applications: Performance Update First Quarter 2012

67. The Committee considered a report by the Director of Planning (Report PC 53/12).
68. The lead officer highlighted to the Committee that;
- It was the first time the Authority had been able to produce performance figures from a single system
  - There was not a complete record of decisions as those made on applications registered before 1 April 2012 would be recorded on the back office systems of partner authorities
  - Decisions made on applications recorded on the SDNPA system would be those processed within 13 weeks - the length of the quarter
  - In the next quarter there would be more decisions made on the SDNPA system
  - Decisions were also made on applications registered on our partner Ipas back office systems but this information had not yet been collated.
69. In response to questions; the lead officer clarified:
- There were no incentives or penalties set by government if local authorities did not meet the target dates for determining applications but these targets had been agreed as Key Performance Indicators by the National Parks
  - The SDNPA were monitoring the time taken to validate application and were actively working with one of our partners to reduce a backlog
  - It was hoped that best practice by our partner local authorities would be disseminated through a development management working group
70. **RESOLVED:** the Committee noted performance in the first quarter of 2012-2013 in validating and determining planning and related applications

## CHAIR

Meeting closed at 12:22pm