

SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 12 September 2011

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

Present:

Andrew Shaxson - Chair	Barbara Holyome	Neville Harrison	Charles Peck
Ken Bodfish	Jennifer Gray	Alun Alesbury	David Jenkins
Margaret Paren (ex officio)	Tom Jones		

SDNPA Officers: Jim Redwood (Head of Planning) Pat Aird (Major Applications and Enforcement Lead), Tim Richings (Local Development Framework (LDF) Lead), Claire Potts (Minerals and Waste Lead), Lara Southam (LDF Policy Officer), Katie Kam (Solicitor) Rebecca Haynes (Member Services Officer). Ed Sheath (Lewes District Council) Fiona MacLeod (Member Services Manager)

APOLOGIES

78. Apologies for absence were received from Minette Palmer.

DECLARATIONS OF INTEREST

79. Tom Jones declared a personal non prejudicial interest in agenda Items 7 & 8, as a member of Lewes District Council.

MINUTES OF PREVIOUS MEETING HELD ON 8 August 2011

80. The minutes of the meeting held on 8 August 2011 were agreed as a correct record.

URGENT ITEMS

81. There were no urgent items.

STRATEGY & POLICY

The South Downs National Park Local Development Scheme

82. The Committee considered a report by the Head of Planning (Report PC48/11).
83. The Committee was issued with a list of tabled amendments to the report document which included a table of deadlines linking them to the list of joint core strategies in Paragraph 3.1 of appendix 1 of report PC48/11. (copies available on request)
84. The Committee were advised of an amended officer recommendation.
85. Following a discussion, officers clarified the difference between the term Local Development Framework (LDF) and Local Plan stating that to preserve flexibility, both references should remain in the document and that a reference could be made in the glossary to explain this.
86. It was raised that publication date for the East Hampshire Local Plan Second Review were not included in section 2.5 of the Draft Local Development Scheme.
87. Neighbourhood Plans were discussed by the Committee including the need for the South Downs National Park Authority (SDNPA) to work closely with local authorities on this. A comment was raised that the SDNPA was working closely with East Hampshire District Council on the Petersfield Plan and reference should be made to this in section 10.5 of the Draft Local Development Scheme.
88. Following a comment on the SDNPA Management Plan, officers confirmed that the deadline of 2013 would be reached.
89. **RESOLVED** That the Planning Committee recommends to the SDNPA that it agrees the proposed draft Local Development Scheme to be submitted to the Secretary of State.

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

- Incorporating the amendments detailed in 85, 86 and 87 of the meeting minutes

CONSULTATIONS

Consultation on a planning application for the restoration of Boxgrove Quarry using imported inert materials and the operation of an inert recycling facility, West Sussex.

90. The Committee considered a report by the Head of Planning (Report 49/11)
91. The Committee discussed the correct response from the Highways Authority.
92. **RESOLVED:** That The Committee advises West Sussex County Council that the decision made on 8 August 2011 still stands.

Consultation on joint Lewes District Emerging Core Strategy

93. The Committee considered a report by the Head of Planning (Report 50/11). Officers corrected the report recommendation to read Regulation 25 and not 26.
94. The Committee was reminded of the amendments to the strategy resulting from the recent Lewes District Council Cabinet Meeting. They had been previously circulated to Members, and published on the SDNPA website on Friday 9 September .
95. The Committee was informed that if the Strategy was approved a 6 week consultation would commence starting on 30 September 2011.
96. The Committee discussed at length the proposed areas of development, in particular East Side, Newhaven with concerns over the change from industrial allocation to housing allocation. Concerns were also raised over the inclusion of Old Malling farm, it being within the South Downs National Park.
97. Officers reminded the Committee that joint working as equal partners would sometimes raise difficult questions. The SDNPA had the duty of planning jurisdiction only within the area of the SDNP. The Committee was asked to make a decision on whether the document was satisfactory for consultation.
98. The Committee had a lengthy discussion over concerns raised by some Members that they were being asked to endorse a document that they were not comfortable supporting because it did not take full account of the SDNPA Purposes and Duty.
99. Following a vote on the Officers Recommendation the recommendation fell.
100. At 12:15pm The Chair agreed a short adjournment for officers to consider the wording of a revised recommendation. The meeting re convened at 12:36pm.
101. The Committee discussed the revised verbal recommendation from the Head of Planning. Due to the complexity of the revised recommendation, the Committee agreed to defer a decision until the recommendations were tabled in writing i.e. after Agenda item 8.
102. Following a vote, it was **RESOLVED** That the Committee
 - 1) Approve the Lewes District joint Emerging Core Strategy for Regulation 25 Consultation.
 - 2) In relation to Old Malling Farm, emphasise that,
 - I. providing for consultation on the option of bringing the site forward for development does not indicate the support of the South Downs National Park Authority for its development.
 - II. prior to any consideration of the development of the site, the South Downs National Park Authority would wish to undertake a comprehensive assessment of the implications of developing the site, including particularly a Landscape Impact Assessment
 - III. the South Downs National Park Authority would wish to be advised about the role of developing the site in meeting the needs of the town of Lewes and its hinterland.
 - 3) Authorise the Head of Planning to make any non-material changes to the consultation document prior to its publication, in consultation with the Planning Committee Chair.

Consultation on a planning application for the Outline application for up to 190 dwellings, 929 sqm of class B1 employment floor space, supported by car parking and open space, with all matters reserved except access and Full application for port access road (first stage), other access roads, 6780 sqm retail foodstore, petrol filling station, parking spaces, service area and associated landscaping Lewes District Council

103. The Committee considered a report by the Head of Planning (Report 51/11) and was advised of the revised officers recommendation due to a section of the development being within the SDNP. The new recommendation proposed was;
- The Committee is recommended to advise Lewes District Council (LDC) that the South Downs National Park Authority raises no objection for the reasons set out in section 6 of this report providing that;
- (i) The SDNPA enter into an agency agreement with LDC in order that LDC can determine the part of the application which falls within the SDNP
 - (ii) The details of the agency arrangement will be subject to consultation with the Chair and Deputy Chair of the SDNPA planning Committee.
104. Affordable housing and the Purposes and Duty of the SDNPA were discussed by the Committee.
105. The Committee discussed the impact of the development on the SDNP and the landscape strip along the SDNP boundary. Concerns were raised over development on flood plains.
106. Members asked for clarification of the decision making process when applications were submitted that had areas both outside and inside the SDNP boundary. Officers confirmed that whilst it was the convention for the LPA with the largest part of the development to determine the application this was not invariably the case. In this case it would be more practical for LDC to determine the application to ensure there was a consistent approach.
107. Members expressed concerns regarding the plan circulated with the agenda as it did not precisely show the SDNP boundary and the exact nature of the development within the SDNP. In response to concerns raised by members relating to safeguarding the interests of SDNPA if LDC was the only decision maker, officers stated that an agreement could be drawn up which would ensure the landscape impact was thoroughly assessed and mitigated by appropriate planting schemes.
108. The Head of Planning suggested that the decision should be deferred until full details of such an agreement could be reported to the Committee at the next meeting in October 2011. This was proposed and agreed following a vote.
109. **RESOLVED:** That the decision would be deferred until the Planning Committee meeting on 10 October 2011 when full details of the agreement under which LDC would determine the part of the proposal which was within the SDNPA boundary would be available.

CHAIR

Meeting closed at 1:35pm