

SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 10 October 2011

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

Present:

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

SDNPA Officers: Jim Redwood (Head of Planning), Tim Richings (Local Development Framework (LDF) Lead), Claire Potts (Minerals and Waste Lead), Lara Southam (LDF Policy Officer), David Townsend (Link Officer) Nat Belderson (Link Officer) Becky Moutrey (Senior Solicitor) Rebecca Haynes (Member Services Officer), Adrian Lee (Hampshire County Council) Tony Cook (East Sussex County Council)

APOLOGIES

110. Apologies for absence were received from Tom Jones.
111. The Chair informed the Committee that Minette Palmer had resigned as a Member of the South Downs National Park Authority.

DECLARATIONS OF INTEREST

112. Andrew Shaxson declared a prejudicial interest in agenda Item 7 as a member of the applicant., Chichester District Council.
113. Alun Alesbury declared a personal non prejudicial interest during item 9 minute 151

MINUTES OF PREVIOUS MEETING HELD ON 12 September 2011

114. The minutes of the meeting held on 12 September 2011 were agreed as a correct record.

URGENT ITEMS

115. The Head of Planning informed the Committee that due to joint publishing of the report and appendices of agenda item 10, the item had not been available 5 clear working days before the meeting and would therefore be heard as an urgent item, after item 7 on the meeting agenda.

DEVELOPMENT MANAGEMENT

WINCHESTER CITY COUNCIL

Application No: 98/02144/FUL (original application number)
Proposal: Variation of Section 106 agreement
Address: INTECH, Morn Hill, Winchester

116. The Committee considered a report by the Head of Planning (Report PC52/11).
117. The Committee were advised of comments received from the Upper Itchen Valley Society, the Patron of Hampshire Technology Trust Ltd and the Director of INTECH..
118. Mr Phil Winfield spoke in support of the application, representing the Hampshire Technology Centre Trust, the educational charity which operates INTECH Science Centre and Planetarium.
119. Mr Colin Brook Spoke in support of the application as a trustee of INTECH.

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

120. The Committee discussed the application and, notwithstanding the valuable service provided, and other safeguards for retaining the use, they did not consider that there were grounds for agreeing to the 'demolition' clause being removed from the agreement
121. The Head of Planning stated that the trustees had the option of submitting a formal application for the clause to be removed, and that any such application would be subject to full consultation .
122. **RESOLVED:** That the request for variation to the Section 106 agreement by Hampshire Technology Centre Trust (INTECH) be refused for the reasons set out in section 9 of the report

LEWES DISTRICT COUNCIL

Application No: LW/11/0634 and LW/11/0635
Proposal: 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 (LW/11/0634) 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 (LW/11/0635)
Address: Site 2 Newhaven Eastside The Drove Newhaven East Sussex

123. The Committee considered a report by the Head of Planning (Report PC53/11)
124. The Committee were reminded of the 4 clauses in the Proposed agency agreement with Lewes District Council (LDC), (Appendix 2 of report PC53/11)
125. The Committee discussed at length the issue of the planting and maintaining of native species in relation to the landscaping element of the development that falls within the SDNPA and how strongly it could be enforced. Concerns were also expressed about landscaping within the site, as this might also be significant for integrating any development into the landscape context of the National Park. The head of planning undertook to write a covering letter to Lewes District Council emphasising the importance of landscaping and landscape maintenance to the SDNPA in any decision they make on the site.
126. Members also wished Lewes District Council to ensure that there would be good walking and cycle access from any residential areas into the National Park.
127. **RESOLVED:** That The Committee advises Lewes District Council: that:
 - A. That National Park Authority enters into an Agency Agreement with Lewes District Council, substantially in the form set out in Appendix 2 to the report, in relation to determination of that part of the application that falls within the South Downs National Park Authority.
 - B. That the following response is forwarded to Lewes District Council by the South Downs National Park Authority.
 1. The SDNPA is concerned about the loss of employment land, and that Lewes District Council should seek the maximum affordable housing provision for the development.
 2. Providing that:
 - (i) the landscaping of the site is satisfactory and includes indigenous species throughout the site;
 - (ii) the landscaping on the eastern boundary of the site provides for appropriate native species to be used to achieve effective landscaping integration/mitigation benefits,
 - (iii) there is good access for walking and cycling from any residential area to the National Park.

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(iv) without prejudice to Lewes District Council's determination of the application
The SDNPA is satisfied that the proposals are not such that they would be likely to compromise National Park purposes

C. That the Head of Planning send a covering letter to Lewes District Council to emphasise the importance of landscape planning and maintenance for the site

CHICHESTER DISTRICT COUNCIL

Application No: 11/01180/FULNP
Proposal: Erection of 16 no. new dwellings with private parking and landscaping
Address: The Grange Leisure Centre Bepton Road Midhurst West Sussex GU29 9HD

128. The Chair (Andrew Shaxson) left the committee table and sat in the public seating for the report presentation. The Deputy Chair (Neville Harrison) presided as Chair for this item on the agenda.
129. The Committee considered a report by the Head of Planning (Report PC54/11).
130. The Committee were informed of 3 additional conditions, a substitute condition to condition 16, additional comments from the South Downs Society and a corrected site plan. (document attached to the Authority website).
131. Daniel Stroud, agent for Chichester District Council, spoke in support of the application, representing the Client (Chichester District Council) as the Agent.
132. Andrew Shaxson left the room.
133. It was clarified to the Committee that the residential properties would be finished in render and painted.
134. The Committee discussed their support of the 50% affordable housing within the development. There was support for the design as an improvement on the submitted proposal.
135. The Committee discussed their concerns over the parking areas, but noted that this was subject to a planning condition.
136. **RESOLVED:** That Planning permission be granted for the reasons set out in paragraph 7 of this report and subject to;
1. the completion of a Section 106 legal agreement in accordance with paragraph 6.18 of the report, and
 2. the conditions contained set out in paragraph 8.1 of this report with the exception of condition 16
 3. substitute condition 16 and additional conditions 26, 27 and 28 as set out in the supplementary report
 4. the Director of Planning, in consultation with the Deputy Chair of the Planning Committee, be authorised to agree any further minor changes to the conditions

STRATEGY & POLICY

The Draft Waste and Minerals Plan for East Sussex, South Downs and Brighton and Hove

137. The Committee considered a report by the Head of Planning (Report PC57/11)
138. The Committee asked for clarity regarding technical terms used in the document. It was suggested that where the word 'should' is used in the document it is changed to 'must'. It was said that the consistency of the policy wording would be checked to address this point.
139. A question was raised asking if there was clarification to funding for restoration within the document. It was said that this was included in section WMP16.

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140. A question was raised as to a joint working arrangement to determine appropriate areas within the National Park. It was said that capacity gaps had been identified and guidance for locations was included in section WMP6a of the document and that waste industries were steered into areas outside the National Park.
141. A question was raised as to the consistency between the 3 main minerals and waste documents across the Park. It was said that there were some differences between the documents as resources vary depending on the area, although the National Park role would need to be consistent. East Sussex and Hampshire were ahead in the process compared to West Sussex.
142. **RESOLVED:** That the Planning Committee recommends to the National Park Authority that:
- 1) the Draft Waste and Minerals Plan for East Sussex, South Downs and Brighton and Hove (Appendix 1) be approved by the National Park Authority at its meeting on 25 October 2011 for publication and consultation for six weeks commencing on 27 October 2011 in accordance with Regulations 25 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
 - 2) the Head of Planning, in consultation with the Chair of the Planning Committee, be authorised to agree any further minor changes to the Draft Waste and Minerals Plan for East Sussex, South Downs and Brighton and Hove, with East Sussex County Council (ESCC) and Brighton & Hove City Council (BHCC).

The Draft Statement of Community Involvement

143. The Committee considered a report by the Head of Planning (Report PC55/11)
144. It was stated that the proposed period of notification of an application going to committee be amended from 3 days to 4 days in line with the National Park's Planning Committee Public Speaking Protocol. The newsletters would read consistently to say 3 not 4
145. A concern was raised that not all Parish Councils had the facilities to deal with email notifications, consultations and large scale plans. This is a reason to continue to send paper copies. Clarification is needed for publicising applications in conservation areas and for listed buildings
146. It was stated that pages 39 to 76 of the meeting agenda papers would be issued to the public.
147. The committee discussed including additional key sector groups to page 50 (of the meeting agenda papers) including:
- Local community groups
 - The South Downs Network
 - The South Downs Learning Partnership
148. It was agreed to amend the following:
- The notice term of 3 working days would be amended to 4
 - The newsletters would be consistent to read 3
 - Statutory publicity for listed buildings/conservation areas/etc would be included as Appendix
 - Page 50 - Additional groups would be added to the key sector groups
149. **RESOLVED:** That subject to the Head of Planning amending the document to incorporate the agreed amendments, the National Park Authority Planning Committee agree for the proposed draft Statement of Community Involvement to be published for a public consultation period of eight weeks.

The Draft Hampshire, Portsmouth, Southampton, New Forest and South Downs National Park Minerals and Waste Plan

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

150. The Committee considered a report by the Head of Planning (Report PC56/11)
151. Alun Alesbury declared a personal non prejudicial interest in this item as approximately 15 years previously he had advised Selbourne Brickwork in a professional capacity.
152. The Committee discussed the document; it was suggested that where the word 'should' is used it is changed to 'must' and that provision should be made for funds to aid restoration. It was confirmed that financial contributions were included in section 4.35 and the wording of the policies would be checked for consistency.
153. Concern was raised regarding the South East (SE) Plan and what would happen to the document if the SE Plan was not revoked. It was explained that in order to prevent significant delay, the document could proceed to publication for consultation and the situation reviewed at the submission stage.
154. **RESOLVED:** That the Planning Committee recommends to the National Park Authority that:
- 1) the draft Hampshire Minerals and Waste Plan attached to this report be approved by the National Park Authority at its meeting on 25 October 2011 for publication; consultation on its soundness; and subsequent submission to the Secretary of State in accordance with Regulations 27-30 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
 - 2) the Head of Planning, in consultation with the Chair of the Planning Committee, be authorised to finalise the text, plans and diagrams in the Hampshire Minerals and Waste Plan and supporting documents, provided that these do not materially change the direction, shape and emphasis of the Plan, and do not raise new issues.
 - 3) during the pre-submission period to the Secretary of State and during the public examination itself, the Head of Planning be authorised, in consultation with the Chair of the Planning Committee, to make minor changes to the Hampshire Minerals and Waste Plan to respond to consultation comments, legislative and national policy changes, provided that these do not materially change the direction, shape and emphasis of the document, and do not raise new issues.

CHAIR

Meeting closed at 1:17pm