

SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 8 August 2011

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

Present:

Andrew Shaxson - Chair	Barbara Holyome	Neville Harrison	Minette Palmer
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), Becky Moutrey (Senior Solicitor) Rebecca Haynes (Member Services Officer).

APOLOGIES

55. Apologies for absence were received from Charles Peck,

DECLARATIONS OF INTEREST

56. Jennifer Gray declared a personal non prejudicial interest in agenda Items 6, as a member of East Hampshire District Council.

MINUTES OF PREVIOUS MEETING HELD ON 11 July 2011

57. The minutes of the meeting held on 13 June 2011 were agreed as a correct record with the following amendments;

58. Minute 12 to be amended to read; The Chair addressed the Committee with the following statement regarding the application for King Edward VII Hospital; " I feel that there is real merit in debating all 3 applications together and hearing all the supporters and objectors representations prior to any debate. My view is that the Committee will be in a position to grasp the whole matter that way. The order will therefore be as follows: Firstly we will hear from all objectors registered to speak on the 3 applications and then, we will hear from those who support the applications".

URGENT ITEMS

59. The Chair informed the Committee that agenda item 5 (Marwell Yard report PC43/11) would not be considered as the application had been deferred for decision pending consideration of Further Information.

DEVELOPMENT MANAGEMENT

EAST HAMPSHIRE DISTRICT COUNCIL

Application No: SNP/21245/008
Proposal: Rebuild residential care home
Address: Stroud House Care Home, Rothercombe Lane, Stroud, Petersfield

60. The Committee considered a report by the Head of Planning (Report PC44/11).

61. The Committee considered that the amended design of the proposal was an improvement on the other design as originally submitted. They commended the applicants for taking officers' advice and reducing the scale of the building.

- The committee were concerned that the materials should be appropriate and in response to questions officers confirmed that a condition was proposed which required details to be submitted to SDNPA for approval. Officers confirmed that concerns relating to lighting in the car park and the unacceptable appearance of the front

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boundary fence could be addressed by amendments to the proposed conditions, namely. Condition 5 to require screening to the front boundary

- Condition 10 to include a requirement for the lighting to be switched off when not in use by installing measures such as motion sensors
62. RESOLVED That the Committee grants planning permission for the reasons and subject to the conditions set out in paragraph 8.1 of the report (PC44/11) other than conditions 5 and 10 which were agreed as follows:
5. Prior to the commencement of development a detailed landscape and planting scheme shall have been submitted to and approved in writing by the South Downs National Park Authority. The scheme shall specify the number, species, location and size of plants and the maintenance schedule and include provision for screening the front (south) boundary fence.
- Reason: To conserve and enhance the natural beauty of the South Downs National Park to comply with policies CC1 of the South East Plan and GS1 and HE1 of the East Hampshire District Plan: Second Review.*
10. Prior to the commencement of development details of any external lighting shall have been submitted to and approved in writing by the South Downs National Park Authority. The details shall include measures to ensure such lighting is only switched on when needed using methods such as motion sensors. The lighting shall be installed, operated, and maintained in accordance with the approved scheme.

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.

63. The Committee considered a report by the Head of Planning (Report 47/11)
64. Mr Michael Hall spoke against the restoration of the Quarry as a local councillor and as a former member of the South Downs Joint Committee.
65. The Committee discussed the report content and their concerns that the time for the restoration process could be in excess of the 5 years stated. The committee asked for clarification from the Minerals and Waste Lead regarding figures relating to the amount of materials to be imported and recycled.
66. The Committee discussed their concerns which included;
- Unknown materials could be brought onto the site
 - What guarantee would there be that only appropriate materials would be brought into the quarry for restoration?
 - No regard for the natural regeneration that has already occurred on the site
 - There could be more appropriate sites around/within the National Park for recycling
67. **RESOLVED:** That The Committee advises West Sussex County Council that the South Downs National Park Authority objects to the development on the grounds of landscape and visual impact and the impact upon amenity as set out in Section 7 of the report. (PC4711)

STRATEGY & POLICY

Determination of Planning and Related Applications: Delegation to Director of Planning

68. The Committee considered a report by the Head of Planning (Report 45/11). Officers corrected the report recommendation as follows:
69. Section 2 should read 3;
70. D section 3 should read 4; and

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71. SDPA should read SDNPA
72. Officers clarified that the proposed procedure related only to applications on which directions had been served and which were therefore being determined by the SDNPA and confirmed that it related only to major applications which were recommended for refusal: all major applications recommended for permission would be reported to the planning committee. In response to a Members' question officers advised that a petition would be normally be considered as a single letter. Officers also proposed to include consultations by neighbouring authorities within the scope of delegation. Following discussion it was considered more appropriate that only those consultations which had the potential to have a significant impact on the National Park to be referred to the Planning Committee.
73. The committee considered it would be appropriate to trial the procedure before it was considered for adoption as a protocol in the Authority's Standing Orders at the National Park Authority Meeting on 19 June 2012
74. **RESOLVED** That the Committee
 - 1). Agrees the procedure set out in section 3 of the report for SDNPA Members to refer applications to the Planning Committee that are delegated to the Director of Planning for determination.
 - 2). Approves the criteria set out in section 4 of the report for identifying significant and material third party representations to planning applications.
 - 3). Agrees the procedure set out in section 3 of the report for SDNPA Members to refer to the Planning Committee consultations by neighbouring planning authorities on major applications that may have a significant impact on the South Downs National Park which the Director of Planning would otherwise respond to under delegated powers.

Submission of Joint Core Strategy by the South Downs National Park and Wealden District Council

75. The Committee considered a report by the Head of Planning (Report 46/11)
76. The Committee discussed the report content, thanking officers for the effort and commitment that was put into the strategy.
77. **RESOLVED:** That the National Park Authority be recommended to agree to submit the Core Strategy Development Plan Document of Wealden District to the Secretary of State.

CHAIR

Meeting closed at 11:40am