

## **SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE 12 JUNE 2014**

Held at The Memorial Hall, South Downs Centre, North Street, Midhurst at 10:00am.

Present:

Andrew Shaxson (Chair)	Alun Alesbury	Jennifer Gray	Neville Harrison
Barbara Holyome	David Jenkins	Doug Jones	Tom Jones
Diana Kershaw	Charles Peck	Norman Dingemans (ex officio)	
Margaret Paren (ex officio)			

SDNPA Officers: Tim Slaney (Director of Planning), Gary Palmer (Development Management Officer), Andrew Triggs (Planning Policy Officer), Becky Moutrey (Senior Solicitor), Rebecca Haynes (Member Services Officer) and Stella New (Member Services Support Officer).

### **OPENING REMARKS**

673. The Chair informed the Committee agenda items 13 onwards would not be considered before 12:30pm

### **APOLOGIES**

674. Apologies were received from Ian Phillips

### **DISCLOSURE OF INTERESTS**

675. Jennifer Gray declared a Public Service interest in item 8 as a member of East Hampshire District Council.

676. Neville Harrison declared a Public Service interest in item 15 as a member of the South Downs Society.

677. Committee members Alun Alesbury, Diana Kershaw, Tom Jones, Doug Jones, Neville Harrison and Andrew Shaxson declared a Public Service Interest during item 14 as detailed in minute 720.

### **MINUTES OF PREVIOUS MEETINGS HELD ON 8 MAY 2014**

678. With the amendments of

- apologies received from David Jenkins
- the date of the minutes should read 8 May.

The Minutes of the meetings held on 8 May 2014 were agreed as a correct record and signed by the Chair.

### **MATTERS ARISING**

679. Some Committee members had received a letter regarding the decisions taken by the Committee on the Manor Farm, Greatham Lane, Greatham applications. Officers clarified that the letter was being considered by officers. The decision notices had not been issued as the S106 agreement had not yet been agreed.

### **UPDATES ON PREVIOUS COMMITTEE DECISIONS**

680. There were none.

### **URGENT ITEMS**

681. There were none.

### **NEED FOR PART II EXCLUSION OF PRESS AND PUBLIC**

682. It was proposed and seconded to vote on the proposal to exclude Press and Public during item 16 as report PC59/14 contains exempt information as defined by **Paragraph 6 of Part I of Schedule 12A to the Local Government Act 1972, being information that reveals that the Authority proposes to make an order or direction under any enactment**, and that in all the circumstances of the case, the public interest in maintaining the exempt information outweighs the public interest in disclosing the information, for the reasons set out in the report. Following a vote the proposal was carried.

683. **RESOLVED:** That the Committee will move into PART II for Agenda item 16 and exclude any members of the public and press from the meeting at that time.

## STRATEGY & POLICY

### ADOPTION OF THE EAST HAMPSHIRE JOINT CORE STRATEGY

684. The Committee considered the report by the Director of Planning (Report PC51/14) and update sheet.
685. The Committee commented:
- It was regrettable that the word ‘minimum’ had not been removed from the inspector’s report as the target of a minimum of 700 homes could put undue pressure on the Petersfield Neighbourhood Plan, and that the word ‘about’ as used in the Winchester Joint Core Strategy was more appropriate
  - Some felt that the Inspector’s comments regarding housing allocation added pressure on the development of the Petersfield Neighbourhood Plan, especially in regard to allocating suitable development sites within Petersfield with not enough thought given to landscape issues and the Localism Act
  - On extra education facilities and if they would be required in the future once the 700 homes had been completed.
  - East Hampshire District Council had adopted the Plan
  - Officers were commended on their partnership working with East Hampshire in developing and producing the Plan.
686. In response to questions officers clarified:
- Legal opinion was being sought on conformity of terms used in planning policies across the National Park;
  - The Infrastructure Delivery Plan was in place until 2015 and after then, the Community Infrastructure Levy (CIL) could be used to provide education facilities if required.
687. It was proposed and seconded to vote on the officer’s recommendation. Following a vote the proposal was carried.
688. **RESOLVED:** That the Committee recommended that the National Park Authority
1. Adopt the East Hampshire District Local Plan: Joint Core Strategy, as changed by the Inspector’s recommended main modifications to the Plan (Appendix B to report PC51/14) and other more minor modifications (including those referred to in paragraphs 4.5 and 4.6 of report PC51/14 and other inconsequential changes delegated to the Director of Planning in consultation with the Chair of the Planning Committee), as the basis for the planning of the National Park within East Hampshire District up to 2028 or until superseded by the South Downs National Park Local Plan;
  2. Adopt the consequential amendments to the Guide to Developers Contributions.

### EAST SUSSEX, SOUTH DOWNS AND BRIGHTON AND HOVE WASTE AND MINERALS SITES PLAN – REGULATION 18 CONSULTATION

689. The Committee considered the report by the Director of Planning (Report PC52/14) and update sheet.
690. The Committee commented:
- The Plan showed great progress made with no new landfill sites and emphasis on recycling
  - Officers were commended on their partnership working developing and producing the Plan.
691. It was proposed and seconded to vote on the officer’s recommendation. Following a vote the proposal was carried.
692. **RESOLVED:** That the Committee recommended that the National Park Authority
1. Note progress on the Waste and Minerals Sites Plan
  2. Agree, subject to the endorsement of East Sussex County Council and Brighton and Hove City Council, that the draft Waste and Minerals Sites Plan attached as Appendix I to report PC52/14, be published for 9 weeks public consultation in accordance with

Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012; and

3. Authorise the Director of Planning, in consultation with the Chair of the Planning Committee to make, if necessary, minor changes to the document arising from any views of East Sussex County Council and Brighton and Hove City Council.

## **JOINT WEST SUSSEX AND SOUTH DOWNS NATIONAL PARK MINERALS LOCAL PLAN**

693. The Committee considered the report by the Director of Planning (Report PC53/14) and update sheet.
694. The Committee commented:
- The plan showed good progress made with emphasis now on recycling and avoiding landfill, and no new landfill sites, and commended the SDNPA Officers for their work in achieving this
  - There was a need for the Committee to have access to the latest information on Oil and Gas, and that an analysis of the Wealden Study would be useful
  - It was pleasing to have the British Geological survey in regard to shale gas and oil reserves. It was recommended that local communities should receive a summary of the implications for their area, clearly explaining the differences between shale gas and shale oil. However caveats should be included as there could be ecological issues as to why oil could not be extracted
  - Their concern regarding the ordering of Background Paper 2 and the paragraphs on national policy should precede information on hydraulic fracking.
695. In response to questions officers clarified:
- Silica sand was very important; reserves were part of the land bank and could be sourced nationally. There may be a need for planning authorities to look wider to meet the 10 year supply need
  - Waste and Mineral sites plans needed to be consistent with NPPF guidelines but would be subject to regional variations.
696. It was proposed and seconded to vote on the officer's recommendation subject to the following amendments to Background Paper 2:
1. Re-ordering of the section on hydrocarbons
  2. Addition of wording regarding the strategic use of silica sand
  3. Addition of an analysis and explanation of the Wealden Study
  4. Expansion of paragraph 4.47 highlighting the caveats which underpin the British Geological Survey of the Weald Basin.
- Following a vote the proposal was carried.
697. **RESOLVED:** That the Committee:
1. Noted the progress on the Joint West Sussex and South Downs National Park Minerals Local Plan (JMLP)
  2. Approved the following Background Papers:
    - Background Paper 1: Setting the Context - Spatial Portrait
    - Background Paper 2: Mineral Resources subject to amendments made regarding:
      - Re-ordering of the section on hydrocarbons
      - Addition of wording regarding the strategic use of silica sand
      - Addition of an analysis and explanation of the Wealden Study
      - Expansion of paragraph 4.47 highlighting the caveats which underpin the British Geological Survey of the Weald Basin
    - Background Paper 3: Site Assessment and Identification Methodology
    - Background Paper 4: Safeguarding Minerals Infrastructure

- Background Paper 5: Safeguarding Mineral Resources
- (Appendices 1-5) for publication for public and stakeholder engagement on the evidence and issues.

## **FERNHURST NEIGHBOURHOOD PLAN SUBMISSION**

698. The lead officer presented the report by the Director of Planning (Report PC54/14) and referred to the update sheet
699. James Cottam spoke on the item on behalf of Fernhurst Neighbourhood Plan Steering Group
700. The Committee considered report PC56/14, the update sheet, public speaker comments and commented:
- The Authority's Local Plan should not be in conflict with Neighbourhood Plans
  - It was disappointing that there were still differences of opinion to resolve.
  - If all greenfield sites had been assessed, and whether the landscape had been taken into full consideration
  - That the EE5 Policy took only views from Fernhurst into consideration rather than the landscape as a whole
  - It was an opportunity for Chichester District Council to carry out a housing needs study
  - To congratulate the community of Fernhurst, as a great deal of effort had been put into producing the plan by members of the local community.
  - Their concern in that there were differences between the emerging SDNPA Local Plan and the Fernhurst Neighbourhood Plan especially in regard to landscape and the Authority's response should reflect this. The purposes of the SDNP should be paramount, and work of emerging community plans should have close consultation with the SDNPA
  - Appendix 5 was comprehensive and therefore should be included with the Authority's representation
  - Appendix 4 should be summarised before inclusion
  - That industrial design was as important as residential design and this should be included in the Authority's response along with references to design in regard to the street scene and hard and soft landscaping.
701. In response to questions officers clarified:
- Officers had sought to work jointly with the Fernhurst Neighbourhood Plan Steering Group to resolve some of the concerns although this had not transpired. The SDNPA had requested a wider study to be undertaken
  - The Neighbourhood Plan would become part of the development plan alongside extant policies. The most recently adopted Plan carries the most weight in planning decisions.
  - The SDNPA were making representations at this time, as the Authority would not wish to be in a position where there were differing policies coming forward through the SDNPA Local Plan which were in conflict
  - Chichester District Council was also a consultee and were also due to make a full representation. The consultation period for the neighbourhood plan had not ended and as the housing authority, their comments may be different to the SDNPA.
702. It was proposed and seconded to vote on the officer's recommendation and to delegate to the Director of Planning in consultation with the Planning Committee Chair the following matters:
- To correct Paragraph 1.14 of Appendix 2A in that the SDNPA was designated in 2010
  - To summarise Appendix 4 with key issues before submission
  - To submit Appendix 5
  - To include recommendations on the street scene and hard and soft landscaping
  - Strengthening observations in policy EE5 on the wider landscape

- Include reference to industrial buildings design in appropriate policies
- To reference the golden thread of landscape to reflect National Park Purposes.

Following a vote the proposal was carried.

703. **RESOLVED:** That the Committee:

1. Noted that Fernhurst Parish Council has submitted the Fernhurst Neighbourhood Plan and supporting documents to SDNPA for a six week period of public consultation and
2. Agreed the SDNPA's representation on the submitted Plan, as stated in Appendix 4 and 5 of report PC54/14 and to delegate to the Director of Planning in consultation with the Chair of the Planning Committee the following matters:
  - to summarise Appendix 4 of Report PC54/
  - Make factual corrections to Paragraph 1.14 of Appendix 2A in that the SDNPA was designated in 2010
  - to include recommendations on the street scene and hard and soft landscaping
  - Strengthening observations in policy EE5 on the wider landscape
  - Include reference to industrial buildings design in appropriate policies
  - To reference the golden thread of landscape to reflect National Park Purposes.

## **MAKING OF THE ARUNDEL & KIRDFORD NEIGHBOURHOOD DEVELOPMENT PLANS**

704. The Committee considered the report by the Director of Planning (Report PC55/14).

705. The Committee commended officers on the work done to complete the Plan

706. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.

707. **RESOLVED:** That the Committee:

1. Noted the outcome of the Arundel and Kirdford neighbourhood plan referendums;
2. Agreed to make the Arundel Neighbourhood Development Plan part of the SDNPA's Development Plan for the part of the designated neighbourhood area that lies within the South Downs National Park; and
3. Agreed to make the Kirdford Neighbourhood Development Plan part of the SDNPA's Development Plan for the part of the designated neighbourhood area that lies within the South Downs National Park

708. The Chair adjourned the meeting for lunch at 12:00pm. Ex officio Committee members Margaret Paren and Norman Dingemans left the Committee table

709. The meeting reconvened at 12:32pm

## **DEVELOPMENT MANAGEMENT**

### **DISCLOSURE OF INTERESTS**

710. Neville Harrison declared a Public Service interest in item 15 as a member of the South Downs Society.

### **APPLICATION: SDNP/13/05995/FUL Wychway Farm, Selden Lane, Patching, West Sussex, BN13 3UL**

711. The Case officer presented the application and referred to the update sheet in particular the additional comments received from Patching Parish Council.

712. Miss Norrington spoke in support of the application on behalf of herself as the applicant.

713. The Committee considered report PC56/14, the update sheet, public speaker comments and commented:

- The applicant's sustainable way of life which supported the National Park's purposes and duty was commended
- The site had been in existence for some time with no adverse impact on the area and was well maintained and secluded
- The site's current arrangements for access and waste drainage relied on the cooperation of the local public house
- With the approved nearby site at Crossbush, there was no urgent need for a Gypsy and Traveller site in the Arun district
- The application was for a permanent Gypsy and Traveller site and could therefore be occupied by a different person in future. Caution was given for the risk of setting a precedent for similar applications
- The Parish Council raised some relevant issues in their representation
- On limiting permission to the personal use of Miss Norrington.

714. In response to questions officers clarified:

- The site abutted Seldon Lane which gave capacity for direct access to the site if this were to be required in the future
- There was a water supply on the site
- Condition 3 covered vehicles and ancillary buildings and this condition could be strengthened to include size of all existing structures on site
- The applicant would need to apply for permission to install a cess pit if the application for permanent use was approved
- Personal permission could be granted to the applicant.

715. It was proposed and seconded to vote to grant personal permission to Miss Norrington and to amend condition 3 to limit the scale and size of any caravans and buildings.

Following a vote the proposal was carried.

716. **SDNP/13/05995/FUL RESOLVED:** That personal permission be granted to Miss Norrington for the reason and subject to the conditions set out in paragraph 9.1 of report PC 56/14 and to amend condition 3 to ensure all structures on site remain the scale and size of existing.

**APPLICATION: SDNP14/00100/FUL The Coach House, Mill Lane House, Slindon Top Road, Slindon, Arundel, BN18 0RP**

717. The Case officer presented the application and referred to the update sheet.

718. Charles Fuente spoke in support of the application on behalf of himself as the applicant

719. The Committee considered report PC57/14, the update sheet, public speaker comments and commented:

- Previous concerns around the appearance of the driveway and drainage appear to have been addressed
- The potential impact on the conservation area in not utilising the existing access
- their concerns regarding the loss of tourist accommodation in the area, especially as one of the policies in the SDNPA Partnership Management Plan was to encourage tourist accommodation
- The discussion of the Committees from the previous meeting had been taken into account with the revised proposals
- The loss of tourist accommodation had been offset by an affordable housing contribution
- Sight lines and the maintenance of these and implications for the removal of vegetation

720. Alun Alesbury, Andrew Shaxson, Tom Jones, Diana Kershaw, Doug Jones and Neville Harrison declared a public service interest in this item as members of the National Trust.

721. In response to questions officers clarified:

- Condition 7 required further details on surface water drainage to be submitted before development could commence
- Officers were satisfied with the applicant's business viability report of the tourist accommodation and there was other tourist accommodation nearby
- Officers had received a letter from the agent stating that it was not possible to use the existing access
- The Highways Authority were satisfied with the proposed plans in regard to visibility splays and removal of vegetation.

722. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.

723. **SDNP14/00100/FUL RESOLVED:** That planning permission be granted subject to:

1. The conditions set out in paragraph 10.1 of report PC57/14; and
2. The completion of a S106 agreement for the payment of a £10,345 affordable housing contribution

**APPLICATION: SDNP/13/00643/FUL Land Opposite Annington House Annington Road Bramber West Sussex**

724. The Director of Planning introduced the application and explained to the Committee that planning permission is not required for the farming activity, and the pig arks, in their current position, do not require planning permission. If the pig arks were to be moved, the Authority would consider whether planning permission was needed. The application before the Committee should therefore be considered on its merits and in line with any other farming application.

725. The Case officer presented the application and referred to the update sheet.

726. The Committee heard from the following public speakers:

- David Fileman spoke against the application on behalf of himself as an individual living close to the silos requiring planning permission;
- Steve Ankers spoke against the application on behalf of the South Downs Society;
- Heidi Copland spoke against the application on behalf of the owners of Annington House.

727. The Committee considered report PC58/14, the update sheet, public speaker comments and commented:

- Refusal of the application may result in many deliveries, causing traffic disturbance and disruption
- The silos were sited in the most logical place, but were visually detrimental. Additional landscaping and careful screening would mitigate the adverse visual impact especially to Annington House
- Some felt that farming formed a large part of the SDNP as did the associated odours and farming paraphernalia

728. In response to questions officers clarified:

- That the application was not detrimental to the listed building status of Annington House.
- Condition 5 could be strengthened in order to provide adequate screening for views from Annington House

729. It was proposed and seconded to vote on the officer's recommendation and to strengthen condition 5 to include new planting and management to help ameliorate the visual impact of the silos. Following a vote the proposal was carried.

730. **SDNP/13/05995/FUL RESOLVED:** That planning permission be granted subject to: The conditions set out in paragraph 11.1 of report PC58/14 with an amendment to condition 5 to provide adequate screening for views from Annington House.

## **NEED FOR PART II EXCLUSION OF PRESS AND PUBLIC**

731. The Committee moved into Part II for Agenda item I6 and excluded from the meeting any members of the public and press.

## **CHAIR**

The meeting closed at 2.25pm.