SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 10 AUGUST 2017

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

Present: Alun Alesbury, Heather Baker, David Coldwell, Neville Harrison, Barbara Holyome, Doug Jones, Tom Jones, Gary Marsh, Robert Mocatta, Ian Phillips, Amber Thacker

Ex Officio Members for Planning Policy items only (may participate on Policy Items but not vote, no participation on Development Management Items):

Norman Dingemans, Margaret Paren

Officers: Becky Moutrey (Senior Solicitor), Robin Parr (Head of Governance), Tim Slaney (Director of Planning), Gill Welsman (Committee Officer)

Also attended by: Rob Ainslie (Development Manager), Luke Smith (Senior Planner), Stephen Cantwell (Development Manager Lead - East), Kelly Porter (Major Projects Lead), Lucy Howard (Planning Policy Manager), Lilian Wakely (Development Management Officer – CIL), Rob Thain (Planning Policy Lead), Chris Paterson (Communities Lead)

580. The Director of Planning opened and chaired the meeting for Item 1.

OPENING REMARKS

581. The Director of Planning informed those present that:

- SDNPA Members have a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regard themselves first and foremost as Members of the Authority, and will act in the best interests of the Authority and of the Park, rather than as representatives of their appointing authority or any interest groups.
- The meeting was being webcast by the Authority and would be available for subsequent on-line viewing. Anyone entering the meeting was considered to have given consent to be filmed or recorded, and for the possible use of images and sound recordings for webcasting and/or training purposes.

ITEM 1: ELECTION OF CHAIR

582. The Head of Governance informed those present that a full election process had been undertaken; as Neville Harrison was the only nominee he was duly elected as Chair until the first meeting after the AGM in 2018.

583. Neville Harrison took the chair and presided over the rest of the meeting.

ITEM 2: ELECTION OF DEPUTY CHAIR

584. The Chair informed the Committee that nominations for the position of Committee Deputy Chair closed 5 working days before the meeting and as Alun Alesbury was the only nomination he was duly elected as Deputy Chair of the Planning Committee until the first meeting after the AGM in 2018.

ITEM 3: APOLOGIES FOR ABSENCE

585. There were no apologies.

ITEM 4: DECLARATION OF INTERESTS

586. Neville Harrison declared a public service interest in Item 4 as a member of the South Downs Society which had commented on the applications.

587. Doug Jones declared a public service interest in Item 19 as a member of Buriton Parish Council, who also had personal interest as he had been involved in the working group that prepared the Design Statement. As it was possible that aspects of a Village Design Statement that covered the village in which he lives and owns a house could affect his well-being over the years ahead, he felt it appropriate to withdraw from the meeting for Item 19.

588. Tom Jones declared a personal interest in Item 9 and informed the meeting that he would speak as a public speaker before withdrawing from the meeting for the Committee discussions.

589. David Coldwell declared that he was an acquaintance with a speaker in support of Item 9.

590. Robert Mocatta declared a public service interest in Item 19 as District and County Councillor for Buriton.

ITEM 5: MINUTES OF PREVIOUS MEETING HELD ON 13 JULY 2017

591. The minutes of the meeting held on 13 July 2017 were agreed as a correct record and signed by the Chair.

ITEM 6: MATTERS ARISING

592. There were none.

ITEM 7: UPDATES ON PREVIOUS COMMITTEE DECISIONS

593. There were none.

ITEM 8: URGENT ITEMS

594. There were none.

595. The chair informed the meeting of the withdrawal of the planning application considered under Item 12, Stanmer Park and removal of Item 17, Rogate and Rake Neighbourhood Development Plan from the agenda.

DEVELOPMENT MANAGEMENT

596. Tom Jones withdrew from the committee table at 10:12am.

ITEM 9: SDNP/17/01224/FUL FOURFIELDS FARM, DUMBRELLS COURT ROAD, DITCHLING, BN6 8GT

597. The Case Officer presented the application and referred to the update sheet.

598. The following public speakers addressed the Committee:

- Mike Sandercock spoke against the application on behalf of his parents who were Ditchling residents.
- Heather Evans spoke against the application as a resident of South View, Ditchling.
- Matthew Tyler-Smith spoke against the application as a resident of Common Lane, Ditchling
- Tom Jones spoke, as a member of the public, against the application as a resident of Common Lane, Ditchling.
- Susie MacMillan spoke in support of the application as the applicant.
- Peter Barton spoke in support of the application.
- Julie Middleton spoke in support of the application as a resident of Ditchling.
- Kathryn Sadler spoke in support of the application as the agent.

599. Tom Jones left the meeting at 10:50am.

600. The Committee considered the report by the Director of Planning (Report PC47/17), the update sheet, the public speaker comments, and commented:

- The proposal supported the emerging local plan regarding economically viable diversification.
- This was a finely balanced application.
- The proposal was good for the local economy and supported local business and tourism.
- The positive inclusion of education.
- The need for this sort of development in the National Park.
- This proposal was felt to be excessive and detrimental to the landscape.
- Efficient management of the site was key.

601. Their concerns regarding:

- The planned landscaping, layout of the site and the coverage of the application.
- The impact on the landscape and level of detail within the application.

- The scale of the proposal for the site.
- Ancillary structures and access.
- The criteria relating to meeting the major development test and whether this criteria overrides the Sandford Principle.
- The licensing of the site specifically the area covered, permissions, amplified music and whether planning permission influences the licence.
- The control of licensing.
- The requirement for a new access road.
- The proposed route of the access road.
- Whether the permission was being granted to the land or the tenants.
- The adequacy of the washroom facilities.
- Whether the site was referenced within the emerging Neighbourhood Development Plan.
- Permitted development rights were not covered by the conditions with regard to future development further changing the functions of the land.
- Noise pollution.

602. In response to questions, officers clarified:

- Further landscaping and layout details had been submitted in response to feedback from the Landscape Officer. Final landscaping details were recommended to be covered by conditions including a Landscape and Ecological Management Plan (LEMP).
- Ancillary structures and access were covered by current proposal.
- The licence area was detailed within Appendix 4 of the report.
- The washroom facilities were for both camping fields and lodges and have a low impact as they were contained in one area. Provision was adequate.
- There was no reference to this site in the emerging Neighbourhood Development Plan.
- The provision of the access road was a result of discussion with the highway authorities. Other solutions had been researched and deemed unsuitable due to the amount of traffic accessing the site and concerns regarding visibility and highway safety.
- The access road moved east across the landscape in order to minimise impact on neighbouring properties to the west.
- Further development within the application site could be restricted within the Landscape and Ecological Management Plan (LEMP). Suggestion that a condition, to restrict permitted development rights, could be added to the recommendation.
- The major development test criteria had been covered in the report. The Case Officer further summarised for Members.
- The Sandford Principle sets out that Purpose 1 outweighs Purpose 2 if there is a conflict. The application would result in a degree of harm but this is outweighed by benefits of the scheme including support to local business and tourism. Enhancement would be achieved through the LEMP, ensuring retention of wildlife routes. Detailed guidelines needed to be considered if a management plan was in place.

603. The Director of Planning advised the Committee that conditions could control matters addressed through the licence if necessary in planning terms. Where there was an overlap of conditions the most restrictive condition applied. The Committee could also restrict functions and timings to ensure character was retained.

604. It was proposed and seconded to vote on the officer's recommendation, and to include within the recommendation that:

- Completion of an S106 Agreement securing a management plan;
- A condition restricting amplified music after 10pm;
- All conditions, including condition 11, to be in place prior to any development taking place;

- Restrictions on permitted development rights;
- The need for restrictions on length of stay for individuals.

605. It was proposed and seconded to vote on the officer's recommendation**.**

606. **RESOLVED**: That planning permission be granted subject to:

1) The conditions set out in section 10 of report PC47/17 and the August update sheet subject to:
    a) Further consideration by the Director of Planning of triggers within conditions and siting and layout requirements in conditions 11 and 13.
    b) The addition of the following conditions, the form of words to be delegated to the Director of Planning:
        i) Noise condition to prevent acoustic music played after 10pm
        ii) A restriction on permitted development rights
        iii) Restriction on the period with which a person can stay on the campsite to 28 days; and
2) The completion of a section 106 agreement for a Landscape and Ecological Management Plan to be secured detailing landscape and ecological enhancements with the application site, the final form to be delegated to the Director of Planning.

607. Tom Jones returned to the meeting at11:45am

ITEM 10: SDNP/17/01024/FUL STOCKS FARM, SPATHAM LANE, WESTMESTON, BN6 8XJ

608. The Case Officer presented the application and referred to the August update sheet.

609. The following public speakers addressed the Committee:

- Mark Berrill spoke against the application.
- Dan Page spoke in support of the application as agent for the applicant.
- Tom Ormesher spoke in support of the application as a representative of the National Farmers Union.
- Elaine Taylor spoke in support of the application as the applicant.

610. The Committee considered the report by the Director of Planning (Report PC48/17), the August update sheet, the public speaker comments, and commented:

- On the issues regarding emerging agricultural sector and conflict with interest of the National Park.
- The need for a new farming approach whilst fitting the development into the landscape.
- The need to be mindful of future similar applications.
- Whether the landscape impact of the building could be mitigated by lowering the ground level

611. Their concerns regarding:

- The lack of reference to any internal illumination.
- Whether the openings in the roof were skylights or ventilation.
- The plans regarding tree and hedgerow management and the need for this report to be referenced in the conditions.
- Intensive farming and the removal of grazing animals from the landscape.
- Clarity on the land that is in the National Park.
- Intrusion on skyline and obstruction of views of the downs.
- Use of land and buildings when cattle are not being grazed on site.
- Whether the chosen method of ventilation is proven to improve flow of air.
- The risk of intensive farming inside buildings and the impact on the National Park.

612. In response to questions, officers clarified:

- That there was no internal lighting proposed. Temporary lighting would be used when necessary.
- Sinking the building would prevent adequate ventilation
- The skylights were translucent sheets fixed into roof.
- The management plan covered hedgerow maintenance, new pond management, tidying of farm once the first build had been completed.
- There were no local projects attached to this holding.
- There is a 37 ha holding in the applicants ownership within the National Park.
- The Cliffe Veterinary Group supported the proposal as it provided high standards of health and welfare for cattle.

613. The Director of Planning advised the Committee that this would not set a precedent for future applications as they were all different and unique. There was scope for the National Park Authority to consider the implications of diversity, intensive and extensive farming in the future.

614. It was proposed and seconded to vote on the officer's recommendation.

615. **RESOLVED**: That authority be delegated to the Director of Planning to grant planning permission, subject to consideration of any further comments received before 19 August 2017 in response to current publicity and subject to the conditions substantially in the form set out in Paragraph 10.1of this report and in the August update sheet.

ITEM 11: SDNP/17/00387/FUL LAND AT SOUTHDOWNS ROAD, LEWES, EAST SUSSEX

616. The Case Officer presented the application and referred to the August update sheet.

617. The following public speakers addressed the Committee:

- Huw James spoke in support of the application as the agent for the applicant.
- Ray Charmak spoke in support of the application as the applicant.

618. The Committee considered the report by the Director of Planning (Report PC49/17) and commented:

- That the most effective car charging points should be used.
- There was scope for the review mechanism for affordable housing to look at price of units sold and reassess the viability retrospectively.

619. Their concerns regarding:

- Whether the existing planning consent was still valid.
- Whether the additional flat was to be an affordable home.
- Whether the Officer had been informed regarding the fenestration changes and balconies.
- The materials for the acoustic barrier.
- The provision of open space.
- The loss of employment space.
- The review mechanism for affordable housing.
- Whether the viability assessment overrode the Lewes District Council's Regeneration Officer's view that the space should be retained for employment and that of the emerging Lewes Neighbourhood Development Plan policy HD4.

620. In response to questions, officers clarified:

- Plans had been provided for the revised fenestrations and balconies.
- The affordable housing assessment had been made on overall changes to the previous application and had taken into account the sub division of the flat. It was still deemed not to be viable given this was an old landfill site.
- The viability assessment carried greater weight than the District Council's policies.

- The acoustic barrier was to be a timber structure.
- If a review mechanism for affordable housing was required in year 3, the data from units sold would form part of the reassessment.
- Condition 4 referred to car charging, suggestion to add 'and specification' to the condition.
- The concerns with regards to open space were dealt with in the previous application. Additional landscaping conditions had been set out in the report.
- The viability assessment needed to be assessed and given weight notwithstanding the views of both the Lewes District Council and Lewes Neighbourhood Development Plan.

621. It was proposed and seconded to vote on the officer's recommendation, and to include within the recommendation that:

- An amendment to condition 7 relating to the stopping up of the existing access to South Downs Road to agree a written timetable as an alternative to first occupation.
- The additional wording 'and specification' to be included in condition 4.

622. **RESOLVED:**

1) That planning permission be granted subject to:
   a) The completion of a legal agreement to secure the following, which is delegated to the Director of Planning:
      i) Transport, travel and highway obligations contained within the legal agreement attached to SDNP/15/01303/FUL
      ii) Relevant future management and maintenance obligations contained within the legal agreement attached to SDNP/15/01303/FUL
      iii) A future viability review to assess affordable housing provision if the development is not completed such that the 22 flats hereby approved are ready for occupation and the offices have been provided to at least shell, ready for fitting out within 3 years of the date of this permission (SNP/17/00387/FUL) and to secure suitable provision according to the outcome of the review, and
   b) The conditions set out in Paragraph 10.1 of this report and the August update sheet, conditions 4 and 7 as amended in minute 618.
2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed within 3 months of the 10 August 2017 Planning Committee meeting.

623. Gary Marsh left the meeting at 1.20pm.

624. The Chair adjourned the meeting for Lunch at 1:20pm.

625. The meeting re convened at 2pm.

ITEM 12 SDNP/16/04263/FUL & SDNP/17/04264/LIS LAND AT STANMER HOUSE STABLE BLOCK, STANMER PARK

626. Item 12 was removed from the agenda as the applications had been withdrawn by the applicant.

ITEM 13: SDNP/17/03355/ADV SOUTH DOWNS CENTRE, NORTH STREET, MIDHURST, GU29 9DH

627. The Case Officer presented the application and referred to the update sheet.

628. The following public speakers addressed the Committee:

- Ruth James spoke in support of the application as the applicant.

629. The Committee considered the report by the Director of Planning (Report PC51/17) and commented:

- There was no reference to the word 'Authority' on the sign.

630. In response to questions, the Officer clarified:

- The current sign just referred to South Downs National Park.

631. **RESOLVED**: That advertisement consent be granted for application SDNP/17/03355/ADV, subject to the conditions, set out in Paragraph 9.1 of the report and the August update sheet.

632. The Chair advised the meetings that item 19 would be taken next followed by item 18.

633. Doug Jones and David Coldwell left the meeting at 2:11pm.

ITEM 19: ADOPTION OF BURITON VILLAGE DESIGN STATEMENT AS A SUPPLEMENTARY PLANNING DOCUMENT

634. The Communities Lead presented an overview to the Committee.

635. The following public speakers addressed the Committee:

- Jonathan Jones spoke on behalf of the Buriton Village Design Statement Group.

636. The Committee considered the report by the Director of Planning (Report PC57/17) and commented:

- Whether the reference to light pollution in policy T3 referred to new development in Petersfield or Buriton.
- Whether the measures referred to in T2 was at odds with policy T1.
- Whether the low speed traffic environment was a highways authority matter rather than planning issue.
- The committee commended Buriton on its Village Design Statement.

637. In response to questions, the Director of Planning clarified:

- Policy T3 referred to proposals in Buriton.
- The Case Officer would review, with the Dark Night Skies Officer, whether there was a conflict between policies T2 and T1.

638. The Case Officer confirmed that inclusion of the low speed traffic environment was due to the Buriton Village Design Statement Group having already approached the highways regarding this.

639. **RESOLVED**: The Committee approved the adoption of Buriton Village Design Statement as a Supplementary Planning Document.

640. Doug Jones rejoined the meeting at 2:30pm

ITEM 18: MAKING OF THE LAVANT NEIGHBOURHOOD DEVELOPMENT PLAN

641. The Planning Policy Manager presented an overview to the Committee.

642. There were no comments from the Committee.

643. **RESOLVED**: That the Committee:

1. Noted the outcome of the Lavant Referendum;
2. Agreed to make the Lavant Neighbourhood Development Plan part of the SDNPA's Development Plan for the part of the neighbourhood area that lies within the South Downs National Park.

ITEM 14: REVIEW OF EAST SUSSEX JOINT WASTE AND MINERALS LOCAL PLAN

644. The Planning Policy Lead presented an overview to the Committee.

645. The Committee considered the report by the Director of Planning (Report PC52/17) and commented:

- The Minerals Plan included offshore resources.
- How county boundaries work offshore

646. In response to questions, the Director of Planning clarified:

- County boundaries do not encompass the sea. Other regulatory bodies deal with marine matters.

647. **RESOLVED**: That the Committee:

1. Noted the purpose and proposed timetable for the review of the Waste and Minerals Local Plan; and

2. Noted that a review will be initiated, to commence with a consultation inviting representations about its scope and a 'call for minerals sites'

ITEM 17: SDNPA RESPONSE TO THE PRE-SUBMISSION (REGULATION 14) CONSULTATION ON THE ROGATE & RAKE NEIGHBOURHOOD DEVELOPMENT PLAN

648. Item 17 was withdrawn from the Committee.

ITEM 15: SOUTH DOWNS NATIONAL PARK LOCAL DEVELOPMENT SCHEME

649. The Planning Policy Lead presented an overview to the Committee.

650. The Committee considered the report by the Director of Planning (Report PC53/17) and commented:

- The timetable and content of the Design Supplementary Planning Document (SPD) was questioned.

651. In response to questions, the Director of Planning clarified:

- The outline structure of the design guide has been taken to the Local Plan Working Group. This was an outline only with no further details at this point. There is scope for further Member involvement with SPD's. Consultation was proposed on the draft SPD in autumn 2018.

652. **RESOLVED:** That the Committee approved the Local Development Scheme (Fourth Revision).

ITEM 16: REVIEW OF SDNPA STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

653. The Planning Policy Manager presented an overview to the Committee and referred the Committee to the August updates sheet.

654. The Committee considered the report by the Director of Planning (Report PC54/17) and commented:

- Clarity was required on the number of town and parish councils (176) and whether this number included parish meetings.

655. In response to questions, the Policy Manager clarified:

- The number of parishes was correct at 176. There are a few smaller parishes that have a Parish Meeting rather than a council and some non-parished areas.

656. **RESOLVED**: That the Committee approved the South Downs National Park Authority Statement of Community Involvement (Version 3) 2017 and noted that further minor amendments can be agreed between the Director of Planning and the Chairman of the Planning Committee.

ITEM 20: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING

657. Thursday 14 September 2017 at 10am at the South Downs Centre, Midhurst.

CHAIR

The meeting closed at 2:52pm.