

## **SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE 14 JULY 2016**

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

Present:

Alun Alesbury	Heather Baker	David Coldwell	Neville Harrison (Chair)
Barbara Holyome	Doug Jones	Tom Jones	Amber Thacker
Norman Dingemans (ex officio)		Margaret Paren (ex officio)	

SDNPA Officers: Robert Ainslie (Development Manager), Richard Ferguson (Development Management Lead (West)), Victoria Corrigan (Senior Planner Development Management), Sarah Nelson (Strategic Planning Lead), Chris Paterson (Communities Lead), Becky Moutrey (Senior Solicitor) and Stella New (Committee Officer).

1. The Development Manager opened and chaired the meeting for Items 1 & 2.

### **ITEM 1: APOLOGIES FOR ABSENCE**

2. Apologies were received from Gary Marsh, Robert Mocatta and Ian Phillips.

### **ITEM 2: ELECTION OF CHAIR**

3. The Development Manager informed the Committee that nominations for the position of Committee Chair closed 5 working days before the meeting and as Neville Harrison was the only nomination Neville Harrison was duly elected as Chair of the Planning Committee for the following 12 months and presided over the rest of the meeting.
4. The Chair thanked the Committee for their support, and stated that the experience and commitment brought by Members, and the excellent working relationship with the professional SDNPA officer team was a key component.
5. The Chair welcomed new Committee members Amber Thacker and Heather Baker.

### **ITEM 3: ELECTION OF DEPUTY CHAIR**

6. 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 Alun Alesbury was duly elected as Deputy Chair of the Planning Committee for the following 12 months.

### **ITEM 4: DISCLOSURE OF INTERESTS**

7. The Senior Solicitor clarified there was no need for Members to declare an interest in relation to Item 9 as a member of the SDNPA unless they had been involved in the application process, and proposals for the Authority's own development should be treated in the same way as any other application.
8. Tom Jones declared a public service interest in Item 10 as a member of Lewes District Councillor as he held the Planning Portfolio and had been involved with the item.

### **ITEM 5: MINUTES OF PREVIOUS MEETING HELD ON 9 JUNE 2016**

9. With the amendment of
  - Minute 538, 6<sup>th</sup> bullet, 2<sup>nd</sup> sub bullet to read 'A total of 9 complaints had been made to the Environmental Health team last year; 4 of which had been made during, and 5 after the event.'The minutes of the meeting held on 9 June 2016 were agreed as a correct record and signed by the Chair.

### **ITEM 6: MATTERS ARISING**

10. There were none

### **ITEM 7: UPDATES ON PREVIOUS COMMITTEE DECISIONS**

11. The Development Manager confirmed that the time frame during which a judicial review could be made for the North Street Quarter decision had now passed, and that the Committee would be kept informed of any applications arising in relation to reserved matters.

## ITEM 8: URGENT ITEMS

12. There were none.

## DEVELOPMENT MANAGEMENT

### CHICHESTER DISTRICT COUNCIL

#### ITEM 9: SDNP/16/01420/ADV SOUTH DOWNS CENTRE NORTH STREET MIDHURST WEST SUSSEX GU29 9DH

13. The Case Officer [presented the application](#).
14. In response to Members' points for clarification, officers confirmed:
- Vitreous enamel was considered to be hardwearing, and used extensively in signage.
  - The type of metal used would be agreed by officers and could be addressed through condition.
  - The post material would be natural English oak.
  - A prior application had included a third sign to the right of the carpark entrance, which had since been excluded in order to reduce visual clutter.
  - The proposed sign by the wall would carry a permanent visitor centre sign.
  - Following installation of the new sign the existing temporary sign would be removed.
  - Any temporary advertising would require approval by the Communications team.
15. The Committee considered the report by the Director of Planning (Report PC33/16) and commented:
- The orientation of the proposed signage at right-angles to the road and pavement was more traditional, and visibly practical.
  - The siting of the new sign by the wall was lower than the existing temporary sign.
  - The height and siting of the tall sign would allow pedestrians to pass beneath safely.
  - The need to clearly signpost the visitor centre, and concern that the sign could be obscured with temporary advertising.
16. In response to these and other queries, officers clarified:
- The key considerations related to visual amenity and highways, and feedback with regard to temporary advertisements would be related to the Communications team.
  - Only three events would be advertised, and the visitor centre sign would be visible for the majority of the time.
17. It was proposed and seconded to vote on the officer's recommendation. Following a vote, the proposal was carried.
18. **SDNP/16/01420/ADV RESOLVED:** That advertisement consent be granted subject to the conditions set out in paragraph 10.1 of Report PC33/16.

## STRATEGY & POLICY

#### ITEM 10: MAKING OF THE HAMSEY NEIGHBOURHOOD DEVELOPMENT PLAN

19. The Responsible Officer [presented the item](#).
20. The Committee considered the report by the Director of Planning (Report PC34/16).
21. In response to a Member query, officers clarified that communities preparing Neighbourhood Development Plans (NDPs) that were allocating land for housing tended to have a higher referendum turnout.
22. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.
23. **RESOLVED:** That the Committee:
- 1) Noted the outcomes of the Hamsey referendum

- 2) Agreed to make the Hamsey Neighbourhood Development Plan part of the SDNPA's Development Plan.

## **ITEM 11: QUARTERLY UPDATE ON THE PROGRESS OF NEIGHBOURHOOD PLANNING**

24. The Responsible Officer presented the item.
25. The Committee considered the report by the Director of Planning (Report PC35/16) and commented:
- This was a welcome and useful report, and particularly helpful when meeting with Parishes.
  - Members requested the following additional information to be included in the quarterly update:
    - Date of the Neighbourhood Area designation
    - An indication of housing numbers and whether these were broadly in line with the emerging SDLP
    - Referendum results and turnout
    - Costs involved, however in some cases a proportion of these were met by funding from Locality, other sources or Parish Council' own resources, these sources of funding would be more difficult to report.
26. Members observed that there was a need to be cautious with the housing numbers proposed by Neighbourhood Plans and whether they were broadly in line with the emerging SDLP. Some of the Neighbourhood Planning groups would be preparing housing allocations to meet housing requirements in Joint Core Strategies, which may not be broadly in line with the SDLP. In response to these and other queries, officers clarified:
- Housing numbers proposed by NDPs would be included in the update and officers would highlight where these numbers were in line with the emerging SDLP or a Joint Core Strategy where possible.
  - Singleton had decided to revert to preparing a Village Design Statement.
  - Sheet had considered the SDNLP proposed Strategic Housing Land Availability Assessment sites to be appropriate, and currently had no plans to develop a community led plan.
  - The Lewes NDP group were in the process of drafting broader strategic policies, and officers were assisting them in ongoing work to identify suitable land allocations.
  - Options for community-led plans had been presented to the majority of the 176 communities within the National Park.
  - Of the 101 communities preparing a plan, the 47 who had chosen to prepare a NDP tended to be those with a housing requirement or under development pressure.
27. **RESOLVED:** That the Committee noted the progress to date on the preparation of Neighbourhood Development Plans across the National Park.

## **ITEM 12: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

28. Thursday 11 August 2016 at 10am at the South Downs Centre

## **CHAIR**

The meeting closed at 10:57am.