

**SOUTH DOWNS NATIONAL PARK AUTHORITY
PLANNING COMMITTEE 9 JUNE 2016**

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

Present:

| | | | |
|-------------------------------|----------------|--------------------------|-----------------|
| Alun Alesbury | David Coldwell | Neville Harrison (Chair) | Barbara Holyome |
| Doug Jones | Robert Mocatta | Ian Phillips | |
| Norman Dingemans (ex officio) | | | |

SDNPA Officers: Tim Slaney (Director of Planning), Robert Ainslie (Development Manager), Abigail Toms, Environmental Health Manager at Winchester City Council, David Ingram, Head of Environmental Health and Licensing at Winchester City Council, Lucy Howard (Planning Policy Manager), Sarah Nelson (Strategic Planning Lead), Chris Paterson (Communities Lead), Becky Moutrey (Senior Solicitor) and Stella New (Member Services Support Officer).

ITEM 1: APOLOGIES FOR ABSENCE

518. Apologies were received from Tom Jones, Gary Marsh, and ex officio Committee member Margaret Paren.

ITEM 2: DISCLOSURE OF INTERESTS

519. Barbara Holyome declared a public service interest in Items 7 and 8 as a Member of Bramdean and Hinton Ampner Parish Council who had commented on both items. She had not taken part in any of the Parish Council's discussions and had not been party to their decision. She also knew some of the public speakers speaking against item 8, as outlined in minute 537.

520. Neville Harrison declared a public service in Items 7 and 8 as a member of the South Downs Society.

521. Doug Jones declared a personal interest in Item 8 as he knew some of the public speakers, as outlined in minute 537.

ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 12 MAY 2016

522. With the amendment of

- Minute 477, third bullet point, to read 'Cllr Patrick Rowe spoke against the application on behalf of the *Corhampton & Meonstoke Parish Council*'
- Minute 482, third bullet point, to read 'the housing mix complied with Policy CP2 of the *Winchester Joint Core Strategy*.'

The minutes of the meeting held on 12 May 2016 were agreed as a correct record and signed by the Chair.

ITEM 4: MATTERS ARISING

523. The Director of Planning updated the Committee with regard to:

- The Land at Causeway Farm application, for which the Committee had recommended approval pending a decision by the Secretary of State to call-in the application. Officers had since received confirmation from the Secretary of State that the application would not be called in, and subject to the S106 legal agreement which was currently being negotiated, officers would issue the decision of approval in due course.
- The appeal decision for an earlier application for the Houghton's Transport, Corhampton site, which had been allowed by the Inspector, and which the developer was intending to implement.

ITEM 5: UPDATES ON PREVIOUS COMMITTEE DECISIONS

524. The Director of Planning updated the Committee with regard to the Brackenwood Public Inquiry, which had been adjourned by the Inspector until September 2016 to allow for historical evidence with regard to the assart and parish boundaries to be further clarified.

ITEM 6: URGENT ITEMS

525. The Director of Planning updated the Committee with regard to Pondtail Wood:
- The issues associated with the site which included
 - The laying of hardcore
 - The importation of waste material on the site, which is being addressed by the SDNPA through the planning enforcement system
 - The felling of trees, which was a Forestry Commission (FC) matter
 - The possibility of contamination, which was an Environment Agency matter.
 - The SDNPA had issued a Temporary Stop notice on 10 May 2016. This had been followed by an enforcement notice issued on 2 June 2016, and a further Permanent Stop notice. The FC had also issued a replanting notice.
 - The SDNPA website was being regularly updated to ensure the public was kept informed

DEVELOPMENT MANAGEMENT

WINCHESTER CITY COUNCIL

ITEM 7: SDNP/16/00692/CND, MATTERLEY FARM ALRESFORD ROAD OVINGTON HAMPSHIRE SO24 0HU

526. The Case Officer [presented the application](#), and referred to the update sheet.
527. The Committee heard from the following public speakers:
- David Pain spoke against the application on behalf of himself and Terence Jones.
 - Richard Goodall spoke in support of the application as the Agent
528. In response to Members' points for clarification, officers confirmed:
- The application red line only included the track and not the parking and camping areas associated with the motocross activities, as per the original permission.
 - The current application had indicated a blue line including the areas of associated activities, which was land in the applicant's ownership.
 - When considering renewal of planning permissions, the red line could not be extended, however officers had sought to include the wider area within the indicated blue line, relating to all associated activities.
 - The 2014 ecology report had not specified the area covered, however included a field study of the track itself, and a desk top study recording the variety of bird species in the wider area extending from the Matterley Bowl by a radius of 1 km.
 - The 2014 report was the most recent, and had found that the mixed use of motocross, arable farming and other associated events had resulted in an improvement in biodiversity.
529. The Committee considered the report by the Director of Planning (Report PC29/16), the update sheet, the public speaker comments, and commented:
- The activity of motocross in this area was on the cusp of acceptability in terms of the 2010 Defra National Parks Circular.
 - At the time of the inspector's site visit the track was grassed over, and not visually intrusive.
 - The extent of the site was now much larger, with associated engineering works, access tunnel and hardstanding, and the application therefore more controversial than the original permission.
 - A view that the application should be refused due to the red line not including the associated camping and parking areas.
 - Whilst a new application might have been desirable, the need to consider what was before the Committee i.e. the variation of a condition for an existing permission.

- The harm to the landscape caused by the motocross activities was short term and relatively minimal.
- With regard to issues of ecology:
 - The impact on ecology, which required careful management and control, and the need to mitigate this as far as possible.
 - The uncertainty regarding the proposed ecological mitigation measures, which could be found to be unsuccessful, and the risk that wildlife could be permanently affected before a survey could be carried out and more effective mitigation put in place.
 - The mitigation measures could affect a wider area, which was not subject to assessment.
 - Activities on Access Land was limited during from April to end July due to the nesting season however the Inspector had limited motocross activity from August to October.
 - Earlier and more frequent, annual surveys could be carried out in order to assess the impact during the nesting season year on year.
 - The additional ecological impact of the camping and parking areas; the need for surveys to include all areas of ancillary activity, and for the results of these to be closely monitored.
 - Their unease with regard to the grant of permanent permission without secure, effective mitigation in place.

530. In response to these and other queries, officers clarified:

- The previous temporary approval for the change to conditions had expired in March 2016, and this application sought to make the change to conditions permanent.
- The 2010 Defra Circular on National Parks had been published before the Inspector's decision, albeit not referenced directly in the Inspector's report.
- The Inspector had taken account of the ancillary activities, although these may have been of a different nature at the time.
- The ecological survey results would be scrutinised for evidence of mitigation by the SDNPA Biodiversity Officer.
- The areas of hardstanding had been there for some time, and could be immune from enforcement, however officers had advised the applicant to apply for planning permission for the access tunnel, which was considered to be an engineering operation.
- The camping and parking activities fell within the permitted 28 day use of the land, and would not be controlled by the permission, if granted.

531. The Director of Planning stated:

- The professional ecological report, albeit supplied by the applicant, had found there was no detrimental impact.
- In the absence of a consolidated application, officers considered that Condition 4 was sufficiently robust to support the recommendation to approve.
- Officers would seek to encourage the applicant to make a consolidated application for permanent permission in due course, with a red line that clearly denoted the site and all ancillary activities.
- The ecology assessment outlined in Condition 4 included the wider 1km radial area, and the area could be clarified by including a defined site plan showing the area to be surveyed, which would include the ancillary activity sites.
- Whilst the repeat of a temporary permission was not usual, it would not be unreasonable to grant a 5 year temporary permission in order for a more thorough and detailed assessment of the ecological impact to be made, if the Committee were minded to approve the application.

532. It was proposed and seconded to vote on the officer's recommendation, with the amendment of the permission to a temporary 5 year permission, subject to the conditions

set out in paragraph 10.1 of Report PC29/16 and the 9 June 2016 Update Sheet; the amendment of Condition 4 to include a site map of the proposed area to be covered by the ecology surveys, which should be carried out yearly; and an informative inviting the applicant to consider a single consolidated application for any future permissions, the final wording of which to be delegated to the Director of Planning in consultation with the Planning Committee Chair.

533. **SDNP/16/00692/CND RESOLVED:** That temporary 5-year planning permission be granted subject to the conditions as set out in Paragraph 10.1 of Report PC29/16 and the 9 June 2016 Update Sheet, with the amendment of Condition 4 to include a site map of the proposed area to be covered by the ecology surveys, which should be carried out yearly; and an informative inviting the applicant to consider a single consolidated application for any future permissions, the final wording of which is delegated to the Director of Planning in consultation with the Planning Committee Chair.
534. Ex officio Committee member Norman Dingemans left the meeting room at 11:00am.

WINCHESTER CITY COUNCIL

ITEM 8: SDNP/15/06486/FUL, MATTERLEY ALRESFORD ROAD OVINGTON HAMPSHIRE SO24 0HU

535. The Case Officer [presented the application](#) and referred to the update sheet.
536. The Committee heard from the following public speakers:
- Alison Matthews spoke against the application on behalf of the Upper Itchen Valley Society and as a Member of the SD Partnership.
 - Cllr Peter Kilmister spoke against the application representing Tichborne Parish Council.
 - David Pain spoke against the application on behalf of himself and 16 other individuals, and in reference to the comments made by the South Downs Society.
 - Peveril Bruce speaking in support of the application as the landowner/applicant.
 - Richard Goodall speaking in support of the application as the agent.
 - Chris Rutherford speaking in support of the application as the operator.
537. Doug Jones and Barbara Holyome declared a personal interest in the item as they knew some of the public speakers.
538. In response to Members' points for clarification, officers confirmed:
- The proposed period of temporary permission would expire on 31 December 2019.
 - Light and noise pollution were planning matters for consideration, and would be covered in the comprehensive Event Management Plan.
 - The Cheesefoot Head carpark was in the ownership of the applicant and currently maintained by Hampshire County Council, and formalisation of management arrangements was desirable as this was a well-used facility.
 - At the time of application for permanent permission, should it arise, a more satisfactory footpath arrangement could be secured that would demonstrate a stronger commitment to National Park purposes than a permissive link between the Cheesefoot Head carpark and the South Downs Way.
 - The noise impact and acceptability had been assessed by the Winchester Environmental Health team as part of the existing licencing approval.
 - The Environmental Health Manager at Winchester City Council confirmed:
 - A number of improvements to noise control had been secured through condition, including an upgraded management team and dedicated noise team, sound level meters on each stage that gave instantaneous feedback, sound crew briefings, a hotline number and specific noise criteria controls before and after 11pm.
 - Noise levels were affected by wind conditions.
 - 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.

539. The Committee considered the report by the Director of Planning (Report PC30/16) the update sheet, and the public speaker comments, and commented:
- Their thanks to the public speakers.
 - Members had visited the site and been impressed by the state of the landscape, which had appeared to recover very well given the large scale events that took place.
 - The BoomTown Fair festival in particular was a significant event that had an adverse effect on the National Park in terms of landscape and conservation.
 - A Member had visited the BoomTown Fair festival last year as part of a tour arranged by the SDNPA, and had noted the level of organisation and attention being given to issues of concern.
 - The impact of music events on the local community, which affected amenity, and was a considerable inconvenience.
 - Their reservations regarding the creeping enlargement of the various events.
 - The need for careful scrutiny of the Event Management Plan which should be monitored and tested.
 - The need for farm diversification, and the welcome benefit of the dairy herd.
 - Whether the estate could benefit from undertaking a Whole Estate Plan.
 - The welcome economic benefit that the various events provided, including to charities, in particular BoomTown Fair, however this applied to a very large area and it was unclear how much was gained by local suppliers and communities.
 - A view that the application did not currently deliver the National Park Purposes of conserving and enhancing natural beauty and wildlife or enjoying its special qualities, particularly tranquillity.
 - The wider benefit of attracting a hard-to-reach audience that would not normally visit the National Park, and the opportunity to draw attention to the Special Qualities of the National Park and its presence beyond the site.
 - The potential for more to be done in line with National Planning Policy Framework (NPPF) paragraph 27 i.e. fully engaging with the local community, showcasing greener living, helping to interpret the National Park and encouraging access to the National Park, in order to communicate key National Park messages.
 - The impressive wooden structures which could be used for educational purposes such as forest schools in order to attract a wider, younger audience.
 - Whether the SDNPA could be more involved with the various events in order to engage audiences.
 - Their support for the temporary nature of the permission, which allowed the opportunity for thorough assessment of the ecological impact, and without which some doubt remained as to whether the application could pass the Major Development test in a National Park.
540. In response to these and other Member queries, officers clarified:
- Music was restricted to 10am-12pm on Thursdays; 10am-4am on Fridays and Saturdays, and 10-12pm on Sundays followed by a silent disco.
 - Condition 5 as amended in the 9 June 2016 Update Sheet could be further amended to include the wording 'as permitted in SDNP/16/00692/CND and any subsequent applications' in place of 'as permitted in concurrent applications'.
541. The Director of Planning stated:
- Whilst it was not normally advisable to duplicate legislation, in this instance the SDNPA could reflect the same noise and lighting conditions as the Winchester District Council's Licencing permission, as they related to planning matters.
 - Whilst there was a limited lighting impact on the International Dark Night Skies Reserve, the Dark Night Skies Officer was satisfied this could be controlled through condition, whilst the Local Plan policies were still emerging.

542. It was proposed and seconded to vote on the officer's recommendation, including the amended conditions as set out in the 9 June 2016 Update Sheet; with the amendment of Condition 5 to include the wording 'as permitted in SDNP/16/00692/CND and any subsequent applications' in place of 'as permitted in concurrent applications'; a further condition relating to noise and lighting controls that would correlate with the licensing decision due to be made by Winchester District Council; and an informative encouraging the applicant to include reference to the National Park's Purposes and Duty in the Event Management Plan and how these could be benefited, specifically relating to Green Living, interpretation of the National Park, demonstration of the economic benefit to the local community, and education, the final wording of which to be delegated to the Director of Planning in consultation with the Planning Committee Chair.

543. **SDNP/15/06486/FUL RESOLVED:**

- 1) That planning permission for a temporary period be granted subject to:
 - a) The completion of a legal agreement to secure the following:
 - b) Formalisation of arrangements for the management of Cheesefoot Head Car Park with Hampshire County Council and enhancements to the site.
 - c) Establishment of a permissive link between the Cheesefoot Head Car Park and the South Downs Way.
 - d) Submission of and implementation of permanent improvements to the temporary route during the closure of the South Downs Way and securing of this as a permanent alternative route.
 - e) Installation of new drinking water point and LSTF bike repair station along the South Down Downs Way.
 - f) Submission and implementation of a schedule of environmental/ecological enhancements to the SSSI
 - g) The conditions as set out in Paragraph 10.1 of Report PC30/16 and the 9 June 2016 Update Sheet, with the following amendments:
 - a) Condition 5 to reference 'as permitted in SDNP/16/00692/CND and any subsequent applications' in place of 'as permitted in concurrent applications'
 - b) A further condition relating to noise and lighting controls that would correlate with the licensing regime made by Winchester District Council
 - c) An informative encouraging the applicant to include reference to the National Park's Purposes and Duty in the Event Management Plan and how these could be benefited, specifically relating to Green Living; interpretation of the National Park; demonstration of the economic benefit to the local community; and educationthe final wording of which to be delegated to the Director of Planning in consultation with the Planning Committee Chair.
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S.106 Agreement is not completed within 3 months of the 9 June 2016 Planning Committee meeting.

544. The Chair adjourned the meeting at 12:37pm

545. The Chair reconvened the meeting at 1:17pm

STRATEGY & POLICY

ITEM 9: MAKING OF THE WISBOROUGH GREEN NEIGHBOURHOOD DEVELOPMENT PLAN

546. The Responsible Officer [presented the item](#).

547. The Committee considered the report by the Director of Planning (Report PC31/16) and commented:

- The hard work of the community that had gone into producing a focused piece of work, with few modifications recommended by the SDNPA or other parties.

- Their congratulations to the Parish and volunteers for a good piece of work that had passed examination and referendum.
548. In response to Member queries, officers clarified:
- Gaps could be designated in both Neighbourhood Development and Local Plans, and in the past had been used extensively, but in response to the pressing need for housing there was often a need for these to be reviewed.
 - The designation of local gaps in Neighbourhood Development Plans (NDPs) could only be made with supporting evidence, and relying on previous work was not always sufficient.
 - The boundary lines of the allocations would be GIS mapped by the Lead Authority, in this case Chichester District Council. No allocations fell with the SDNPA area.
549. The Director of Planning stated:
- Some NDPs aimed for higher numbers of housing than the targets set out in the Development Plan.
 - Evidenced delivery could allow communities to aim for the target number of housing.
550. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.
551. **RESOLVED:** That the Committee:
- 1) Noted the outcomes of the Wisborough Green referendum
 - 2) Agreed to make the Wisborough Green Neighbourhood Development Plan part of the SDNPA's Development Plan

ITEM 10: MAKING OF THE MILLAND NEIGHBOURHOOD DEVELOPMENT PLAN

552. The Responsible Officer [presented the item](#), and informed the Committee that the Inspector had made significant changes to the Plan with regard to some of the policies that were either not enforceable, already covered by existing national policy, or unrelated to Planning policy.
553. The Committee considered the report by the Director of Planning (Report PC32/16) and commented:
- Their thanks and congratulations to the community and SDNPA officers involved, who had spent considerable time checking the Plan and ensuring that modifications made by the examiner had been properly reflected in the Neighbourhood Development Plan. Members of the community and SDNPA officers had also carried out extensive checks of the supporting text to ensure this was correct given the policy changes
 - The SDNPA had made extensive suggestions to the NDP planning group, of which only some had been incorporated into the submission version of the Plan.
 - The advice and comments that had not been incorporated had been picked up by the Inspector, who had re-written some of the policies within the Plan.
 - The process had been instructive overall and would be helpful to other NDP groups.
554. In response to Member queries, officers clarified:
- The re-edit as recommended by the Inspector had been carried out by the NDP planning group, and checked by SDNPA officers to ensure the policies were aligned with the supporting text.
 - The Independent Examiner's report for Milland would be a useful reference document for communities embarking on a NDP.
 - The Milland NDP planning group were content with the final version of the Plan, and for this to be made by the SDNPA.
555. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.
556. **RESOLVED:** That the Committee:
- 1) Noted the outcomes of the Milland referendum

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

ITEM 11: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING

557. Thursday 14 July at 10am at the South Downs Centre

CHAIR

558. The meeting closed at 1.36pm.