

## **SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE 13 APRIL 2017**

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

Present:

David Coldwell	Barbara Holyome	Neville Harrison (Chair)	Doug Jones
Ian Phillips	Robert Mocatta	Alun Alesbury	Tom Jones Heather Baker

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.

SDNPA Officers: Tim Slaney (Director of Planning), Becky Moutrey (Senior Solicitor) and Laura Johnston (Democratic Services Officer WSCC).

Also attended by: Lucy Howard (Planning Policy Manager), Kelly Porter (Major Projects Lead), David Boyson (Historic Buildings Officer) Amy Tyler-Jones (Neighbourhood Planning Officer) Rob Ainslie (Development Manager), Luke Smith (Senior Development Management Officer) and Stephen Cantwell (Development Management Lead East)

### **OPENING REMARKS**

410. The Chair 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: APOLOGIES FOR ABSENCE**

411. Apologies were received from Gary Marsh, Robert Mocatta and Amber Thacker.

### **ITEM 2: DISCLOSURE OF INTERESTS**

412. Alun Alesbury declared a personal interest in Item 8 as he knew John Hobson QC, who had provided information to the Committee, both personally and professionally.

413. Neville Harrison declared a public service interest in items 8, 9 and 10 as a member of the South Downs Society. He also declared a personal and public service interest in item 10 as he had known the applicant and his wife for many years and as Chair of the Egrets Way Project. He decided not to take part in the discussion or vote on the item.

414. In declaring a public service interest in agenda Item 9 Doug Jones made the following statement: :

In connection with Item 9 on the Agenda, I am aware that the National Park Authority has received a letter from a firm of Solicitors acting on behalf of the applicant.

The letter suggests that I should not take part in the committee discussion nor vote on the planning application because they consider that I have predetermined to find against the application.

I take my National Park duties and responsibilities very seriously and have never – and would never – make up my mind about any planning application before I have considered all the inputs, comments and discussions at the SDNPA Planning Committee.

I think that colleagues around the table will be aware of my complete integrity and impartiality on all matters and I know that the claim against me carries no substance.

Because I take my National Park duties and responsibilities very seriously, I would never want to do anything that could put the Authority in an awkward position and the letter from the Solicitors does refer to potential court proceedings.

I have therefore decided, on this occasion, not to take part in the discussion or debate about this item. I will leave the room and take no part in the process.

I should stress that both the Park Authority and I recognise that the decision that I have taken only relates to these particular circumstances.

### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 9 MARCH 2017**

415. The minutes of the meeting held on 9 March 2017 were agreed as a correct record and signed by the Chair subject to the inclusion of the word 'landscape' before 'capacity' in the seventh bullet point of minute 359.

### **ITEM 4: MATTERS ARISING**

416. Tim Slaney reminded the Committee that they had carried out site visits relating to the Local Plan and highlighted that all sites would be visited and the conclusions would be presented to the Committee and the full authority meeting.

### **ITEM 5: UPDATES ON PREVIOUS COMMITTEE DECISIONS**

417. There were none

### **ITEM 6: URGENT ITEMS**

418. There were none.

### **ITEM 7: NEED FOR PART II EXCLUSION OF PRESS AND PUBLIC**

419. It was proposed and seconded to exclude the Press and Public during item 14 as report PC29/17 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.

## **DEVELOPMENT MANAGEMENT**

### **ITEM 8: SDNP/16/06186/FUL & SDNP/16/06187/LIS MADEHURST LODGE AND WOODRUFF, MADEHURST ROAD, MADEHURST, BN18 0NL**

420. The Case Officer presented the application and referred to the April update sheet which included an amendment to the recommendation and an addition amendment to Condition 23.

421. The following public speakers addressed the Committee:

- Andy Rainer spoke against the application on behalf of himself
- Phil Bell spoke against the application on behalf of JH and FW Green Limited
- Will Martin spoke against the application on behalf of residents
- Liz Horkin spoke in support of the application on behalf of residents
- Ian Venn spoke in support of the application on behalf of the applicant
- David Elton spoke in support of the application on behalf of the applicant

Barbara Holyome declared a personal interest as she knew David Elton.

SDNPA Member Norman Dingemans spoke with regard to his concerns about the proposed development. He commented on:

- The lack of access to the site by public transport – there were no footpaths or train stations nearby
- The development would have an unacceptable impact on the landscape, particularly the views of the Car Park from the North

- The detrimental impact on the tranquillity of the surrounding area, particularly the seven houses at the heart of the hamlet.
- Concern about the impact of light spill from the veranda on dark night skies

He concluded that the development was out of proportion for the hamlet and the impact on residents had been played down.

422. The Committee considered the report by the Director of Planning (Report PC23/17), the April update sheet, the public speaker comments, Norman Dingemans' comments and commented:
- There was a need to ensure that there were sufficient car parking spaces for hotel guests, restaurant customers and staff.
  - Concern that light spill, particularly from the veranda, is adequately managed to safeguard dark night skies.
  - Needed to ensure that Highways officers were satisfied with the formalisation of the passing bays which were key to ensuring the safe movement of increased traffic to the area
  - Pleased to see the walled garden being brought back into a functional use
  - Concerned about the view of the car park from the north and requested that a slight variation be made to be more in keeping with the landscape to mitigate the impact.
  - Questioned whether the Shepherds Huts would be connected to mains drainage and electricity and whether there would be paths leading to them therefore meaning they were not truly mobile
423. In response to questions, officers clarified:
- There would be a total of 68 car parking spaces on the site; 8 for staff, 32 for restaurant customers and 28 for hotel guests
  - The Highway Authority would approve any plans for the formalisation of the passing places and were not concerned by the increase in traffic movements
  - The Shepherds Huts would be connected to mains drainage and electricity and would have paths leading to them but could still be disconnected and moved if required.
424. SDNP/16/06187/FUL It was proposed and seconded to vote on the revised officers' recommendations to include amendments to condition 7 to include ancillary structures, condition 12 to enable the realigning of the parking spaces and associated landscaping and the making of a TPO in recommendation 1 and to include the wording "or sufficient progress has not been made within" in recommendation 2, . Following a vote the proposal was carried.
425. SDNP/16/06187/LIS It was proposed and seconded to vote on the revised officers' recommendations to include the wording subject to confirmation from the Secretary of State that they do not intend to call in the application. Following a vote the proposal was carried
426. **RESOLVED:**
1. That, subject to confirmation from the Secretary of State that they do not intend to call in the application, planning permission be granted for application SDNP/16/06186/FUL subject to the conditions set out in paragraph 10.1 of this report and amendments to condition 7 to include ancillary structures, condition 12 to enable the realigning of the parking spaces and associated landscaping, the making of a TPO and the completion of a S106 legal agreement to secure the provision of the footpath, Travel Plan and Section 59 agreement.
  2. That authority be delegated to the Director of Planning in consultation with the Chairman of the Planning Committee, to refuse the application SDNP/16/06186/FUL with appropriate reasons if the S106 agreement is not completed or sufficient progress has not been made within 3 months of the 13 April 2017 Planning Committee meeting.

3. That, subject to confirmation from the Secretary of State that they do not intend to call in the application, Listed Building Consent be granted for application SDNP/16/06187/LIS subject to the conditions set out in paragraph 10.2 of the report.

Doug Jones left the meeting at this point.

**ITEM 9: SDNP/17/05554/FUL & SDNP/17/00595/LIS MANOR HOUSE, NORTH LANE, BURITON, PETERSFIELD, HAMPSHIRE, GU31 5RT**

The Case Officer presented the application and referred to the April update sheet which included a revised recommendation and amended condition 8.

427. The following public speakers addressed the Committee:
  - Tricia Newby spoke against the application on behalf of Buriton Parish Council
  - Richard Marks spoke against the application on behalf of St Mary's Church
  - Ian Johnston spoke against the application on behalf of B2C3 Ltd
  - Gill Hanson spoke in support of the application as the agent
428. The Committee considered the report by the Director of Planning (Report PC24/17), the April update sheet, the public speaker comments, and commented:
  - Concerned about traffic associated with the proposed development passing through a public car park and the safety of footpath users
  - Highlighted the additional light pollution that would be created with the development that Buriton could ill afford and may result in the loss of their designation.
  - Wanted a detailed estate management plan to be submitted addressing which parcels of land and which paths belong to which landowner and how these would be managed
  - Concern that as much of the original character of the buildings be retained as possible
429. In response to questions, officers clarified:
  - Details of the doors need to be submitted before installation
  - Residential use of the site would generate less traffic than the previous use for weddings
430. SDNP/17/05554/FUL It was proposed and seconded to vote on the revised officers' recommendation to include the word "not" in recommendation 2. Following a vote the proposal was carried.
431. SDNP/17/00595/LIS It was proposed and seconded to vote on the revised officers' recommendation. Following a vote the proposal was carried.
432. **RESOLVED:**
  - I. That planning permission SDNP/17/05554/FUL be granted subject to:
    - i. The conditions set out in section 11 of the report with an amendment to condition 3 to include the submission of an estate management plan and to strengthen condition 21.
    - ii. The completion of a Section 106 Agreement with obligations relation the relinquishment of rights to use the Tithe Barn as a function room as approved on planning permission referenced number F.33208/11/FUL dated 12 August 2002 (use of the Tithe Barn as a function room)
  2. That Authority be delegated to the Director of Planning, in consultation with Chairman of the Planning Committee, to refuse the application, with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made of the agreement within 3 months of the 13 April Planning Committee meeting.
  3. That listed building consent SDNP/17/00595/LIS be granted subject to the conditions set out in Section 12 of the report.

433. The Chair adjourned the meeting for Lunch at 1:23pm

434. The meeting re convened at 2pm

**ITEM 10: SDNP/16/06072/FUL BARN WEST OF SWANBOROUGH FISHING LAKES, NEWHAVEN ROAD, SWANBOROUGH, EAST SUSSEX**

In light of the interest declared by Neville Harrison, Alun Alesbury took the Chair for this item and Doug Jones re-joined the meeting.

435. The Case Officer presented the application and referred to the April update sheet which included an updated recommendation. They also highlighted:

- That a letter had been received from the Egrets Way trustees in support of the application because of the benefits to the local community and holidaymakers.
- The Environmental Health Officer had requested that there be no amplified music after 10pm being audible in the driveway and that the contamination report needed further discussion.
- The applicants had provided additional plans that addressed a number of the suggested conditions
- The neighbouring residential school had requested that the fencing be strengthened and this had been added to the conditions
- The recommendation had been updated had been updated to include upgrades to the footpath and cycling provisions

436. The following public speakers addressed the Committee:

- Vic lent spoke against the application as a District Councillor
- Gill Hanson spoke in support of the application as the agent
- John Robinson spoke in support of the application as the estate owner

Neville Harrison left the meeting at this point.

437. The Committee considered the report by the Director of Planning (Report PC25/17), the April update sheet, the public speaker comments, and commented:

- Questioned whether the lodges needed planning permission and whether permitted development rights should be removed?
- Queried where the parking was located for the lodges
- Were any other buildings needed to deal with gas canisters etc.,
- Clear need for holiday accommodation in this location
- Queried why the maximum length of stay was 28 days
- Concerned about the landscaping and 10 year maintenance plan.

438. In response to questions, officers clarified:

- The number of lodges was carefully conditioned or there could be as many as fitted on site and the recommendation was to remove the permitted development rights.
- Parking was generally located next to the lodges and screened by trees or a cluster of spaces is screened by trees.
- Holiday lets available all year round but felt that 28 days per family was sufficient
- Condition 10 required full details of soft and hard landscaping to be submitted before the lodges were sited.
- The conditions would be revisited in light of new information from the applicant, particularly condition 12 to minimise noise.

439. It was proposed and seconded to vote on the revised officers' recommendation. Following a vote the proposal was carried
440. **RESOLVED:** SDNP/16/06072/FUL:
1. That delegated Authority be granted to the Director of Planning in consultation with the Deputy Chair of the Committee to grant planning permission subject to:
    - i. Conclusion of satisfactory footpath and cycle provisions including a link to the Egrets Way and including a requirement to enter into a S106 agreement to secure delivery, and
    - ii. Final comments of the highway officer being addressed satisfactorily, and
    - iii. The conditions substantially in the form of the those set out in Paragraph 10.1 of the report
  2. That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 agreement is not completed or sufficient progress has been made within 3 months of the 13 April Planning Committee meeting.

Neville Harrison re-joined the meeting.

**ITEM 11: SDNP/16/06393/FUL & SDNP/16/06394/LIS KING EDWARD VII HOSPITAL, KINGS DRIVE, EASEBOURNE, WEST SUSSEX, GU29 0BJ**

441. The Case Officer presented the application and referred to the April update sheet which included an amended recommendation as it had been confirmed that a deed of variation is not required.
442. The following public speaker addressed the Committee:
- Adrian Fox spoke in support of the application as the agent
443. The Committee considered the report by the Director of Planning (Report PC26/17), the April update sheet, the public speaker comments, and commented:
- Attractive proposal and would make an architectural feature viable
  - Suggested that condition 7 could be strengthened to sufficiently protect the tree closest to the building
  - There was a successful liaison group relating to the development but they hadn't responded to the application
444. In response to questions, officers clarified:
- The application had been shared with the liaison group
445. SDNP/16/06393FUL It was proposed and seconded to vote on the officers' recommendation. Following a vote the proposal was carried.
446. SDNP/16/06394 /LIS It was proposed and seconded to vote on the officers' recommendation. Following a vote the proposal was carried.
447. **RESOLVED:** SDNP/16/06393/FUL & SDNP/16/06394/LIS:
1. That Planning permission be approved subject to the conditions set out in Paragraph 10.1 of the report
  2. That listed building consent be approved subject to the conditions as set out Paragraph 10.2 of the report.

**STRATEGY AND POLICY**

**ITEM 12: PETERSFIELD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (CAAMP)**

448. The Committee considered the report by the Director of Planning (Report PC27/17) and commented:
- That a great deal of work had gone into the development of the Plan with a significant number of people engaged in the project
  - Tied in very well with the Petersfield Neighbourhood Plan

- Highlighted concerns regarding the ways in which building owners are informed that their property was going to become 'locally listed'.

In response to questions, officers clarified:

- There was no current local listing system but it was hoped that this would be implemented fairly imminently subject to resources

**RESOLVED:** That the committee adopts the Petersfield Conservation Area Appraisal and Management Plan, attached as appendix I, to the report, for the purposes of development management and to inform the wider activities of the South Downs National Park Authority and its partners.

### **ITEM 13: QUARTERLY UPDATE ON THE PROGRESS OF NEIGHBOURHOOD PLANNING**

449. The Committee considered the report by the Director of Planning (Report PC27/17) and commended the officers involved for all their hard work in bringing so many plans to fruition.
450. The Director of Planning extended his thanks to all the volunteers that have/are working on the Neighbourhood Plans
451. **RESOLVED:** That the Committee noted the progress to date on the preparation of Neighbourhood Development Plans across the National Park.

### **ITEM 14: NEED FOR PART II EXCLUSION OF PRESS AND PUBLIC**

452. The Committee moved into private session (Part II) for Agenda item 14 and excluded from the meeting any members of the public and press.

### **ITEM 15: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

453. Thursday 11 May 2017 at 10am at the South Downs Centre, Midhurst.

### **CHAIR**

The meeting closed at 4.14 pm.