

## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE 11 MAY 2017**

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, 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):

Margaret Paren

#### **SDNPA**

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

Also attended by: Amy Tyler-Jones (Strategic Planning Lead), Sarah Nelson (Strategic Planning Lead)

### **OPENING REMARKS**

454. 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**

455. Apologies were received from Norman Dingemans.

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

456. There were no disclosures of interests.

### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 13 April 2017**

457. The Chairman asked members of the Committee whether they wished to move into Part II to consider agenda Item 10 – Exempt Minutes of the previous meeting held on 13 April 2017. The Committee agreed that there was no reason to move into Part II to consider these minutes.

458. The Part I minutes of the meeting held on 13 April 2017 were agreed as a correct record and signed by the Chair, subject to the updates included on the update sheet and Robert Mocatta's apologies being correctly recorded.

459. The Part II minutes of the meeting held on 13 April 2017 were agreed as a correct record and signed by the Chair subject to a typographical error being corrected.

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

460. Tim Slaney updated the Committee in respect of minute 426 that the Secretary of State does not wish to call in the decision and the authority was free to conclude the legal agreements in due course.

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

461. There were none.

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

462. There were none.

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

463. This was dealt with at Item 3.

## STRATEGY AND POLICY

### ITEM 8: SDNPA RESPONSE TO THE PRE-SUBMISSION (REGULATION 14) CONSULTATION ON THE PETWORTH NEIGHBOURHOOD DEVELOPMENT PLAN

464. The Committee considered the report by the Director of Planning (Report PC30/17).

465. The following public speakers addressed the Committee:

- Chris Kemp spoke in support of the plan.

466. The Committee commented:

- Concern was expressed that the monitoring of Neighbourhood Plans was more of a time and resources burden than Town Councils were perhaps expecting and queried whether Petworth Town Council had adequate resources to support the plan.
- Queried how the design issues would be resolved as they were felt to be rather vague and generic and whether this would be supported by SDNPA.
- Queried whether the allocations listed in the plan would be categorised as major development.
- Congratulated Petworth Neighbourhood Plan Steering Group on getting the plan to this stage.
- Suggested the boundary treatment, conifers, at site H6 should be retained and that the wording relating to this at should be refined.
- Suggested that there is scope for plans regarding the industrial estate to be bold in setting out landscaping for screening new developments and infrastructure.

467. In response to questions, officers clarified:

- Monitoring of Neighbourhood plans is an issue and lessons had been learnt from previous experience. Petworth would be supported by SDNPA.
- SDNPA would support Petworth with their design statements and policies. A Concept/Masterplan had been produced for the South of Petworth to illustrate how it might look. Concepts for layout and design could be brought across to the Neighbourhood Plan.
- All proposed allocations would be put through the major development test by officers and this would be reported in the submission version of the plan..
- Agreed that the wording relating to the boundary treatment at site H6 should be refined to 'secure good quality trees' rather than retaining all trees.

468. **RESOLVED:** That the Committee agrees the Table of Comments as set out in Appendix 3 of the report, subject to the amendments listed in the update sheet and comments made by the Committee, which will form the SDNPA representation to the Petworth Neighbourhood Development Plan pre-submission consultation.

## ITEM 9: LAVANT NEIGHBOURHOOD PLAN DECISION STATEMENT

469. The Committee considered the report by the Director of Planning (Report PC31/17) and commented:

- Congratulated all involved, particularly Lavant Parish Council.
- Felt that the loss of industrial land in a village had been handled sensibly.
- Concern that the plan implied that landscape character and key views did not matter and presented a loophole to not carry out a landscape assessment.
- Queried whether there was any further right of appeal as the authority had disagreed with the Examiner on the designation of the Centurion Way as a historic asset.

470. In response to questions, officers clarified:

- The SDNPA Local Plan required a full landscape assessment to be undertaken in certain cases so it was a not a loophole.
- The Examiner's job had concluded and the issue of designation had been resolved.

471. **RESOLVED:** That the Committee:

1. Noted the Examiner's Report and recommended modifications to make the Lavant Neighbourhood Development Plan meet the basic conditions as set out in Appendix 2 of the report.
2. Agreed the 'Decision Statement' as set out at Appendix 3 of the report, with modifications as amended to reflect the update sheet and Committee's comments, which sets out the modifications that will be made to the Lavant Neighbourhood Development Plan in response to the Examiner's recommendations.

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

472. Thursday 15 June 2017 at 10am at the South Downs Centre, Midhurst.

#### **CHAIR**

The meeting closed at 10.56am.

