

Excerpt of 10 August 2017 Planning Committee Minutes

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 at 11:45am

