

## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE 12 OCTOBER 2017**

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

Present: Alun Alesbury, Heather Baker, Neville Harrison, Barbara Holyome, Doug Jones, Gary Marsh, Robert Mocatta, Ian Phillips

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

Officers: Becky Moutrey (Senior Solicitor), Richard Sandiford (Senior Committee and Member Services Officer), Gill Welsman (Committee Officer)

Also attended by: Rob Ainslie (Development Manager), Lucy Howard (Planning Policy Manager), Vicki Colwell (Major Planning Projects Officer), Victoria Corrigan (Senior Planner), Genevieve Hayes (Design Officer), Rob Thain (Planning Policy Lead), Alma Howell (Neighbourhood & Policy Planning Officer), Sarah Nelson (Strategic Planning Lead)

### **OPENING REMARKS**

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**

711. There were apologies from David Coldwell and Tom Jones.

### **ITEM 2: DECLARATION OF INTERESTS**

712. Robert Mocatta declared a personal interest in Item 9 as the applicant, Matt Atkinson, was well known to him and farmed the land next to his house. He informed the meeting that he had decided not to participate in the discussion and vote on this item, and would be withdrawing from the room.
713. Neville Harrison declared a public service interest in Item 8 as he knew Gus Christie, the owner of Glyndebourne, personally. He also declared a Disclosable Pecuniary Interest as his wife was an employee of Glyndebourne. He informed the meeting that he did not take part in the site visit and would not take part in the debate and decision making on this item. Alun Alesbury would take the Chair for this item on the agenda and he would leave the room for the debate.
714. The Chair asked members of the Committee whether they wished to move into Part II to consider agenda Item 12 – Exempt Minutes of the previous meeting held on 14 September 2017. Becky Moutrey advised the Committee that the minutes reflected a decision taken at the previous committee meeting under Part II. The matter was now in the public domain, so there was no reason to move to Part II for this item.
715. The Committee agreed that there was no reason to move into Part II to consider these minutes.

### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 14 SEPTEMBER 2017**

716. The Part I minutes of the meeting held on 14 September 2017 were agreed, subject to an amendment outlined within the October update sheet, as a correct record and signed by the Chair.
717. The Part II minutes of the meeting held on 14 September 2017 were agreed, subject to a typographical error being corrected, as a correct record and signed by the Chair.

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

718. There were none.

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

719. Becky Moutrey updated the Committee on the previous decision made on the planning application relating to Madehurst Lodge. Application for permission to apply for judicial review had been made by JH and FW Green Limited. This application was refused on papers, on 9 September 2017. The Claimant had made an application for renewal, which was to be heard in person on 19 October 2017.
720. Becky Moutrey also updated the Committee on the previous decision made on the planning application relating to Tithe Barn, Buriton. Application for permission to apply for judicial review had been made by B2C3 Limited in September. The South Downs National Park Authority had taken legal advice. It is possible that the item may come back to Committee in due course.

#### **ITEM 6: URGENT MATTERS**

721. There were none.

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

722. This was dealt with in minute 714.

#### **DEVELOPMENT MANAGEMENT**

723. Neville Harrison moved to the public gallery and handed the Chair to Alun Alesbury at 10:11.

#### **ITEM 8: SDNP/17/03609/FUL THE OPERA HOUSE, GLYNDEBOURNE, NEW ROAD, RINGMER, EAST SUSSEX, BN8 5UU**

724. The Case Officer presented the application and referred to the update sheet.
725. The following public speakers addressed the Committee:
- Gus Christie, Executive Chairman of the Board, Glyndebourne Opera House, spoke in support of the application.
726. Neville Harrison withdrew from the meeting at 10:22.
727. The Committee considered the report by the Director of Planning (Report PC67/17), the update sheet, the public speaker comments, and commented:
- The proposal reflected the need to improve facilities.
  - The new design fitted in well with the current buildings.
  - Consideration had been given to protect the Dark Night Skies reserve status.
  - The proposed buildings improved the site.
728. The Committee also raised concerns and requested clarification as follows:
- How detailed the landscape management plan was.
  - Whether there were plans to replace the tennis court facility.
  - Concern regarding whether enough attention had been paid to landscaping.
729. In response to questions, officers clarified:
- The tennis facility would be relocated if there was sufficient demand from staff.
  - The landscape management plan was sufficiently detailed for application stage, although further detail required through conditions. Management of the landscape was covered within the conditions.
730. It was proposed and seconded to vote on the Officer's recommendation.
731. **RESOLVED:** That planning permission be granted subject to the conditions set out in Paragraph 10 of the report and in the October 2017 update sheet.
732. Neville Harrison re-joined the meeting at 10:30.
733. Robert Mocatta withdrew from the meeting at 10:30.

**ITEM 9: SDNP/17/01744/FUL LAND SOUTH OF THE SEVEN STARS, RAMSDEAN ROAD, STROUD, PETERSFIELD, HAMPSHIRE**

734. The Case Officer presented the application, referred to the update sheet and informed the Committee of an additional update received on the morning of the Committee meeting, which negated the need for Condition 6 as this had now been addressed.
735. The following public speakers addressed the Committee:
- Viv Hill spoke in support of the application as the applicant.
  - David McKinney spoke in support of the application as Chairman of Stroud Parish Council.
736. The Committee considered the report by the Director of Planning (Report PC68/17), the update sheet, the public speaker comments, and commented:
- The proposal lacked attention to detail with the design and context of the site.
  - There was opportunity for improvement of design.
  - There was scope for further discussion regarding the design and mix of housing.
  - The size of the development was appropriate for the site.
  - Recognition that the proposal would further support housing needs within the wider East Hampshire area, not just the community in Stroud.
  - The need to respect policy in respect of the current consultation on the Local Plan.
  - The potential community benefits of a village hall and some affordable housing.
  - Development on a green field site in the National Park should be of a very high design standard.
737. The Committee also raised concerns and requested clarification as follows:
- Clarity regarding the specific issues with the proposal and what needed to be improved.
  - Given that the proposal was on an allocated site in the emerging Local Plan, where did the concerns of the Officer lie with regard to the proposal?
  - Concern regarding the amount of affordable housing being proposed in the scheme.
  - Clarity relating to disconnect between the National Park and the developers on Affordable Housing and Economic Viability Assessment expectations.
  - The proposal demonstrated a lack of work and attention with regards to the needs of the National Park.
  - Concern that the affordable housing was not spread throughout the development.
  - Concern surrounding the water course and access to the Public House from the site.
738. In response to questions, officers clarified:
- Officers had assessed this application and deemed it to be a major development, therefore paragraph 116 of NPPF applied.
  - The proposal did not meet the tests relating to affordable housing and the mix of housing.
  - Weight had been given to both current and emerging policies in considering the application but greater weight given to the Adopted Joint Core Strategy.
  - The Design Review Panel had input on the scheme at both pre-app and full-app stages. There had been insufficient research and interpretation of the scheme.
  - There was a lack of evidence regarding assessing and understanding the landscape, its value and how landscape character had been used to inform the scheme.
  - Lack of explanation relating to how design and access statement had been achieved.
  - The applicant had not addressed issues and suggested amendments that had been raised at the different stages of this application. These included safe access routes to the Public House, the archaeological importance of the site, the ecological and landscape importance of the water course.

- The visual context of the development was not in keeping with the National Park and the locality.
  - Viability assessment showed that 40% affordable housing could be provided.
739. It was proposed and seconded to vote on the officer's recommendation, with the removal of reason for refusal number 6.
740. **RESOLVED:** That planning permission be refused for the reasons set out in Paragraph 10.1 of the report and the October 2017 update sheet.
741. Gary Marsh left the meeting at 11:30.
742. The Committee took a 5 minute recess.
743. Robert Mocatta re-joined the meeting at 11:35.
744. Margaret Paren and Norman Dingemans joined the meeting at 11:35 for the Strategy and Policy items.

#### **ITEM 10: SDNPA RESPONSE TO SUBMISSION (REG 16) CONSULTATION ON THE PETWORTH NEIGHBOURHOOD DEVELOPMENT PLAN**

745. The Strategic Planning Lead presented an overview to the Committee and referred to the October 2017 update sheet.
746. The following public speakers addressed the Committee:
- Patrick Griffin spoke on behalf of Savills.
747. The Committee considered the report by the Director of Planning (Report PC69/17) and:
- Commended the Petworth Neighbourhood Development Plan Group on the production of the plan.
  - Suggested that the Illustrative Master Plan for policies H5, H6 and H7 and the Suggested Change in Comment 7 of the SDNPA response be amended, removing parts (a) and (b) leaving one option, current option (c).
  - Raised concerns regarding the landscape sensitivity and lack of attention to the prominence of site H7.
  - Noted the improvement of the wording regarding landscaping for policy WS4.
  - Concern regarding the lack of design detail in policy ESD3.
748. In response to questions, officers clarified:
- That design would be covered by the policies within the emerging Local Plan.
  - The key topics listed in Policy ESD3 would be incorporated as a checklist in policy ESD1.
749. It was proposed that the Illustrative Master Plan for policies H5, H6 and H7, and the Suggested Change in comment 7 of the SDNPA response report be amended, removing parts (a) and (b) leaving one option, the current option (c).
750. It was proposed and seconded to vote on the Officer's recommendation with the change as set out in Minute 749 above.
751. **RESOLVED:** The Committee agreed, subject to the removal of options (a) and (b) of the Suggested Change in Comment 7, the table of comments as set out in Appendix 2 of the report as amended by the October 2017 Update sheet, which form SDNPA's representation to the Independent Examiner of the Petworth Neighbourhood Development Plan.

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

752. The Neighbourhood and Planning Policy Officer presented an overview to the Committee.
753. The Committee considered the report by the Director of Planning (Report PC70/17) and:
- Requested information regarding the lifespan of the modular housing within the Lewes plan.
  - Commended the Lewes Neighbourhood Plan team on their innovative approach to affordable housing.
  - Asked whether the consultancy service would be offered widely outside the National Park, or target rural communities close to the National Park boundary.

- Requested an update on the progress of Stedham and Iping Neighbourhood Plan.

754. In response to questions, officers clarified:

- The modular housing was being piloted as an idea, the buildings had an expected lifespan of around 30 years.
- The Consultancy Service would offer support specifically for protected landscapes, rural areas and market towns potentially outside our locality.
- The Stedham and Iping plan was continuing to make progress.

755. **RESOLVED:** The Committee noted the progress of the Neighbourhood Development Plans across the South Downs National park.

**ITEM 12: EXEMPT MINUTES OF PREVIOUS MEETING HELD ON 14 SEPTEMBER 2017**

756. This matter was dealt with in minute 714.

**ITEM 17: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

757. Thursday 9 November 2017 at 10am at the South Downs Centre, Midhurst.

**CHAIR**

The meeting closed at 12:15.

