

Unconfirmed minutes to be confirmed at the next meeting of the Planning Committee

**SOUTH DOWNS NATIONAL PARK AUTHORITY
PLANNING COMMITTEE 8 FEBRUARY 2018**

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

Present: Alun Alesbury (Deputy Chair), Heather Baker, Neville Harrison (Chair), Barbara Holyome, Roger Huxstep, Doug Jones, Tom Jones, Gary Marsh, Robert Mocatta
Ex Officio Members for Planning Policy items only (may participate on Policy Items but not vote, no participation on Development Management Items):
Norman Dingemans

Officers: Tim Slaney (Director of Planning), Becky Moutrey (Senior Solicitor), Gill Welsman (Committee Officer)

Also attended by: Lucy Howard (Planning Policy Manager), Luke Smith (Senior Development Management Officer), Sarah Nelson (Strategic Planning Lead)

OPENING REMARKS

The Chair informed those present that:

- SDNPA Members had a primary responsibility for ensuring that the Authority furthered the National Park Purposes and Duty. Members regarded themselves first and foremost as Members of the Authority, and would 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

979. Apologies for absence were received from David Coldwell, Margaret Paren and Ian Phillips.

ITEM 2: DECLARATION OF INTERESTS

980. Neville Harrison declared a public service interest in Agenda Item 7 as a member of the South Downs Society.

981. Gill Welsman declared a personal interest in Agenda Item 8 as she was acquainted with the owner of site H8.

ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 18 JANUARY 2018

982. The minutes of the meeting held on 18 January 2018 were agreed as a correct record and signed by the Chair.

ITEM 4: MATTERS ARISING

983. There were none.

ITEM 5: UPDATES ON PREVIOUS COMMITTEE DECISIONS

984. There were none.

ITEM 6: URGENT MATTERS

985. There were none.

DEVELOPMENT MANAGEMENT

ITEM 7: SDNP/16/06023/FUL & SDNP/16/06024/LIS - GREAT BARN, WISTON

986. The Case Officer presented the application and referred to the February 2018 update sheet.

987. The following public speaker addressed the Committee:

- Simon Thomas spoke in support of the application representing the Society of Saint Columba as the Chair of the Columba Barns Society.

988. The Committee requested clarification on the following:

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- Further explanation of the materials being used for buildings B11 and B13-15.
- Whether there was any intention to reuse grey water.
- Whether the wording of condition 17, relating to the occupation of groups, should be reworded as it could be misinterpreted.
- Whether less prominent sites for locating the new agricultural buildings had been investigated.
- As this was a sensitive location within the National Park if consideration had been given to improving the visual impact of the current farm buildings and whether screening was proposed in order to reduce the impact of the new barns.
- If the plans to expand the car park included the retention of the picnic area.

989. In response to questions, Officers clarified:

- Building B11 was a mix of timber and brick. Building B13-15 was timber framed with glass panels and render.
- Water recycling was referred to in the drainage strategy and would be covered by condition for further details to be provided.
- Agreed that the reference to group use of the visitor accommodation could be misinterpreted and would be removed from Condition 17.
- Other sites had been considered with regard to the siting of the new agricultural buildings. The siting of the new buildings was deemed appropriate given their proximity to existing farm buildings, which would continue to be used, the physical constraints of the site and adverse landscape impacts associated with other available sites
- The existing farm buildings, not the listed buildings, were not part of the current application and their roof material was not proposed to change. An informative relating to future management of these buildings could be included in the recommendation.
- Screening had been explored, the advice from the Landscape Officer was that any screening would need to be in keeping with the landscape pattern and that it was normal to see farm buildings within the landscape. Soft planting had been advised to minimise the visual impact of the buildings.
- There would be an informative put in place with regard to retaining a suitable picnic space within the car park.

990. The Committee considered the report by the Director of Planning (Report PC11/18), the February 2018 update sheet, the public speaker comments and commented:

- Concern over the reference to management of the land within the report and whether an informative relating to ongoing management could be included.
- This was a well-considered application, especially with regard to the use of listed agricultural buildings.
- Highlighted the importance of colour and finish for the new agricultural buildings in order to reduce the visual impact in this area of the South Downs.
- Concern relating to the impact on Dark Night Skies and the suggestion that low light transmittance glass be used.
- That the proposal would have a positive impact on the quality and revenue of farming, which was to be encouraged within the National Park.

991. The Director of Planning informed the Committee that an informative with regard to future management and improvement of the existing farm buildings would be advised. The concerns over landscaping were covered within the conditions. This was a positive progression of a Whole Estate Plan which had been endorsed by the National Park.

992. It was proposed and seconded to vote on the revised recommendation for both applications that planning permission be granted subject to the conditions set out in Sections 10.1/10.2 of report PC11/18, the February 2018 update sheet, inclusion of informatives relating to the future management of the existing farm buildings, the picnic area and glazing and the removal of the words “or group” from Condition 17 of section 10.1.

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993. **RESOLVED:**

Recommendation for SDNP/16/06023/FUL: That planning permission be granted subject to the conditions set out in Section 10.1 of report reference PCI1/18, the February 2018 update sheet, inclusion of informatives relating to the future management of the existing farm buildings, the picnic area and glazing and the removal of the words “or group” from Condition 17.

Recommendation for SDNP/16/06024/LIS: That listed building consent be granted subject to the conditions set out in Section 10.2 of report reference PCI1/18, the February 2018 update sheet, inclusion of informatives relating to the future management of the existing farm buildings, the picnic area and glazing.

994. Norman Dingemans joined the meeting at 10:58.

ITEM 8: PETWORTH NEIGHBOURHOOD DEVELOPMENT PLAN DECISION STATEMENT

995. The Case Officer presented the application and referred to the February 2018 update sheet.

996. The following public speaker addressed the Committee:

- Colin Nutt spoke against the application representing himself as a local resident.

997. The Committee requested clarification on the following:

- Explanation of the regulations relating to undertaking a public consultation.
- The access arrangements to site H8.
- Whether there were any existing policies that would limit the number of dwellings on a particular site.
- Further explanation as to why this site was being allocated at this late stage of the plan, given that it had been excluded at the Regulation 14 stage.
- Confirmation that the plan would be brought back to the Committee should the decision to include site H8 differ from the Examiners recommendation following the public consultation.

998. In response to questions, Officers clarified:

- Regulations enable the National Park to consult on a decision statement should Officers wish to oppose the examiners recommendation. Officers support the examiner’s findings, however felt it appropriate to give the public the opportunity to consult on the new proposed allocation of site H8 as it had not been part of the Regulation 14 or 16 consultation.
- Site H8 had two potential access points, one off Rothermead, the other from the grain storage site.
- Policy ASD2 regarding housing density within the neighbourhood plan stated that density of residential developments should be 30-35 dwellings per hectare.
- The site had been brought in at both Regulation 14 and Regulation 16 stages of the process by the land-owner, initially the site had been grouped with other sites that were under consideration, and not as a site in its own right. The examiner felt that it was appropriate to include the land as a designated site.
- The Plan would be brought back to committee should the public consultation indicate that a different decision to the examiners recommendation be recommended.

999. It was proposed to vote on the Officer’s recommendation as worded in the February 2018 update sheet.

1000. **RESOLVED:** The Committee:

- 1) Noted the comments of the Examiner.
- 2) Invited representations on proposed policy H8 for a period of 6 weeks from the 9 February to the 23 March 2018.

Agenda Item 3

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- 3) Delegated authority to the Director of Planning, in consultation with the Chair of the Planning Committee, to review the representations on policy H8, amend the policy if necessary, agree and publish the Final Decision Statement.

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

1001. Thursday 8 March 2018 at 10am at the South Downs Centre, Midhurst.

CHAIR

The meeting closed at 11:32.