

## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE 8 MARCH 2018**

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

Present: Alun Alesbury (Deputy Chair), Heather Baker, David Coldwell, Neville Harrison (Chair), Barbara Holyome, Roger Huxstep, Doug Jones, Tom Jones, 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: Katie Kam (Solicitor), Gill Welsman (Committee Officer), Richard Sandiford (Senior Committee Officer)

Also attended by: Rob Ainslie (Development Manager), Vicki Colwell (Major Planning Projects Officer), Kelly Porter (Major Projects Lead), Ruth Childs (Landscape Officer), Mike Hughes (Major Planning Projects and Performance Manager), Alister Linton-Crook (Cycling Project Officer), Lucy Howard (Planning Policy Manager), Chris Paterson (Communities 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 online 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**

1001. Apologies for absence were received from Gary Marsh.

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

1002. Doug Jones declared a public service interest in Agenda Item 10 as he was Chair of the Sustainable Communities Fund which had awarded a grant to the proposed community shop in Fittleworth.

### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 8 FEBRUARY 2018**

1003. The minutes of the meeting held on 8 February 2018 were agreed as a correct record and signed by the Chair.

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

1004. There were none.

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

1005. Robert Ainslie updated the Committee on the proposal at Swanborough Lakes Holiday Lodges, south of Lewes. The Committee had previously resolved to approve the application subject to a S106 Agreement which had now been secured and the decision made.

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

1006. Robert Ainslie updated the Committee on a recent Article 4 direction which had been issued earlier this week in relation to the sub-division of land west of Mill Lane, Steep. Officers had worked closely with enforcement colleagues at East Hampshire District Council and acted quickly under delegated powers to impose the direction.

## **DEVELOPMENT MANAGEMENT**

### **ITEM 7: SDNP/17/03985/ADJAUT – LAND WEST OF NEW MONKS FARM, MARSH BARN LANE, LANCING**

### **ITEM 8: SDNP/17/04761/ADJAUT – SHOREHAM AIRPORT, CECIL PASHLEY WAY, SHOREHAM (BRIGHTON CITY AIRPORT) LANCING**

1007. The Chair advised the Committee that as Agenda Items 7 and 8 were closely linked the Case Officer would give one presentation for the two proposals.
1008. Case Officer presented the application.
1009. The following public speakers addressed the Committee:
- Mark Milling spoke against the application as the Bursar of Lancing College.
  - Peter Rainier spoke in support of the application as the agent.
1010. The Committee considered the reports by the Director of Planning (Reports PC13/18 and PC14/18), the public speakers comments and requested clarification on the following:
- Whether the access concerns voiced by Lancing College were surmountable.
  - That the 30% affordable housing allocation was in line with the Adur Local Plan.
  - Request for further information regarding the area in which the Landscape and Visual Impact Assessment (LVIA) was deficient.
  - Whether the proposed roundabout met with the Highways England proposal to improve the A27 at this location.
  - Whether the pedestrian access was at road level.
  - Whether there were any drawings available to further understand the impact of the development in relation to other buildings and the potential visual impact from Lancing College and the South Downs.
  - Whether the proposed Non-Motorised User (NMU) route, which was outside the red development line, formed part of this proposal.
  - Further information requested as to how the proposed NMU and improvement of the path along the River Adur were tied into the application.
1011. In response to questions, Officers clarified:
- Further explanation was given on the location of the proposed roundabout in relation to the access to Lancing College.
  - Discussions regarding access to Lancing College were ongoing. The suggested proposal for the fourth arm on the roundabout was not part of the current New Monks Farm application. Any new proposal, should it include land within the National Park, would require a separate application.
  - The recent Highways England consultation for the A27 did not include a roundabout at this location.
  - Access across the A27 would be at road level, using traffic light controlled pedestrian crossings on the roundabout, connecting users via the path to Coombes Road and Hoe Court Lane.
  - The proposal to upgrade the existing footpath along the River Adur was part of the New Monks Farm proposal. If approved, it would be upgraded to a bridleway and would go under the A27 using the current underpass. Future management of footpaths and bridleways would be covered by Grampian conditions and a S106 Agreement to ensure continued management.
  - There would be a separate application made to the Authority for any development proposals which were inside the National Park boundary.
  - The 30% affordable housing was in line with Adur policy requirements.
  - Detailing on the LVIA was still ongoing both development proposals at Shoreham Airport. Officers had been working closely with the applicant to highlight the importance

of the impact of views from the South Downs, Lancing College and from the railway embankment back to the South Downs. There was insufficient evidence to demonstrate an understanding of the importance of the site in the context of the National Park.

Specific concerns had been raised in relation to protecting Dark Night Skies, and there was a further requirement for a cumulative impact assessment to be carried out given the number of planning applications within the geographical area.

- Reliance on tree planting and screening along the northern edge as mitigation for the retail development was inadequate and was unlikely to be successful. Further consideration to improve the current LVIA proposals for the retail development and the surrounding area was required.
- The colour of the retail development was a concern and no changes had been proposed by the applicant.

1012. The Chair reminded the Committee that this was a response to consultation, they were not making a planning decision. The impact of the development on the National Park was the main consideration.

1013. The Committee moved into the debate and commented:

- There was a lack of engagement with the importance of the site in relation to the National Park.
- Proposed tree planting was insufficient to mitigate the proposed retail development.
- The colour and impact of the proposed developments was a concern and needed to be made more robust in the response to consultation.
- Concern relating to the pedestrian access across the roundabout and the impact of introducing new junctions along the A27.
- There was no clear view offered by the applicants to demonstrate the impact of the developments on the current views.
- The colour, scale and mass of the outline application was a concern.
- That the owners of the proposed retail development could be persuaded to modify their brand colours to reduce visual impact
- The need to protect the current views both from and to the South Downs.
- Access and egress issues in relation to Lancing College could be explored further.
- Concern about the increase in traffic on an already busy section of the A27 and the impact on the College. Wording of the transport section of the response could be strengthened.
- This was a major development on the edge of the National Park.
- There was potential to challenge the design of the buildings given the scale and mass of the development in relation to the National Park.
- Standards of design for the commercial developments could be improved especially with regard to the colour, roof-scape, break-up of elevations with architectural application, cosmetic application and landscaping.
- There was a lot of detailing that still needed to be addressed, specifically in relation to road junctions, the increase in traffic, lighting and layout of the buildings.
- The development offered an opportunity to link two cycle ways to the north and south of the site and would improve access to a network of footpaths, bridleways and cycle ways in the National Park.

1014. At the request of the Committee Officers agreed to strengthen the wording of the traffic impact section of the report. Objections made regarding the visual impact and design of the New Monks Farm development had not been responded to.

1015. It was proposed and seconded to vote on the recommendation for **SDNP/17/03985/ADJAUT** objecting to the proposed development and subject to comments made by the Committee indicating a more robust response being made and that authority be delegated to the Director of Planning, in consultation with the Chair of the

Committee, to agree the final submission.

1016. **RESOLVED - SDNP/17/03985/ADJAUT:** The Committee agreed:

1. That subject to the comments of the Planning Committee being addressed, agreed the SDNPA response to Adur and Worthing Councils, objecting to the proposed development.
2. That authority be delegated to the Director of Planning in consultation with the Chair of the Planning Committee to agree the final submission to Adur and Worthing Councils.

1017. The Chair asked the Committee for any comments in relation to Agenda Item 8 that had not already been covered. Having no further comments it was proposed and seconded to vote on the recommendation.

1018. **RESOLVED - SDNP/17/04761/ADJAUT:** The Committee agreed:

1. The SDNPA response to Adur and Worthing Councils, providing a holding objection to the proposed development.
2. That authority be delegated to the Director of Planning in consultation with the Chair of the Planning Committee to agree the final submission to Adur and Worthing Councils.

## **ITEM 9: UPDATE ON SDNPA LOCAL DEVELOPMENT SCHEME**

1019. The Planning Policy Manager presented the report.

1020. The Committee requested clarification on the following:

- Whether reference to Supplementary Planning Documents (SPD's) that have already been adopted needed to be referred to in the Local Development Scheme (LDS).
- Was there any content within the new NPPF that would effect the emerging Local Plan
- Whether the Secretary of State's recent appeal decisions in Mid Sussex District would impact on the Ashdown Forest issue and the South Downs Local Plan.

1021. In response to questions, Officers clarified:

- Further work was currently being undertaken to ensure the SPD's could be carried forward once the Local Plan had been adopted; they did not need to be included in the LDS. Policy references would be changed, it was envisaged that all SPD's would be able to be included.
- The new NPPF included much that was already in the emerging Local Plan, however the current submission would be under the current NPPF.
- The Secretary of State's decision was positive for the National Park Authority. Decisions had been made on the basis that there were no likely significant adverse effects on the integrity of Ashdown Forest SAC (Special Area of Conservation) and development could go ahead. The HRA (Habitat Regulations Assessment) of the Local Plan stated that there were no were likely significant effects to the Ashdown Forest SAC.

1022. It was proposed to vote on the Officer's recommendation.

1023. **RESOLVED:** The Committee approved the Local Development Scheme (Fifth Revision).

## **ITEM 10: RESPONSE TO THE PRE-SUBMISSION (REGULATION 14) CONSULTATION ON THE FITTLEWORTH NEIGHBOURHOOD DEVELOPMENT PLAN**

1024. The Communities Lead presented the report.

1025. The Committee considered the report by the Director of Planning (Report PC16/18) and requested further clarification on the following:

- The number of dwellings outlined in the plan was higher than the number recommended in the emerging Local Plan; was the figure in the Local Plan intended to be a minimum allocation.
- Whether the housing numbers outlined in the Local Plan were set figures.

1026. In response to questions, Officers clarified:

- The reference to housing numbers within the Local Plan was an approximation. The

number of dwellings allocated in a settlement could be higher than the recommendation within the Local Plan, as long as it had public support and there was no adverse effect to landscape, bio-diversity and cultural heritage.

1027. Members also commended the Fittleworth Neighbourhood Development team for producing a concise and attractive document and Officers for their work on the plan.
1028. It was proposed to vote on the Officer's recommendation.
1029. **RESOLVED:** The Committee agreed the Table of Comments as set out in Appendix 3 of the report which would form the SDNPA representation to the Fittleworth Neighbourhood Development Plan pre-submission consultation.

#### **ITEM 11: SUMMARY OF APPEAL DECISIONS RECEIVED FROM 28 NOVEMBER 2017 TO 22 FEBRUARY 2018**

1030. The Major Planning Projects and Performance Manager presented the report.
1031. The Committee considered the report by the Director of Planning (Report PC17/18) and made the following comments:
  - That is was another good quarter for the Authority's appeal performance.
  - That the Inspector was referencing the National Park in each decision and they were clearly considering the impact on the National Park when making decisions.
1032. It was proposed to vote on the Officer's recommendation.
1033. **RESOLVED:** The Committee noted the outcome of appeal decisions between 28 November 2017 and 22 February 2018.

#### **ITEM 12: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

1034. Thursday 12 April 2018 at 10am at the South Downs Centre, Midhurst.

#### **CHAIR**

The meeting closed at 11:43.

