

## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE 12 JULY 2018**

Held at: The Memorial Hall, South Downs Centre, North Street, Midhurst at 10:01am.

Present: Alun Alesbury, Heather Baker, David Coldwell, Neville Harrison, Barbara Holyome, Roger Huxstep, 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), Robin Parr (Head of Governance), Tim Slaney (Director of Planning), Gill Welsman (Committee Officer)

Also attended by: Vicki Colwell (Major Planning Projects Officer), Lucy Howard (Planning Policy Manager), Alma Howell (Neighbourhood and Planning Policy Officer), Louise Diez (Planning Policy Officer), Katharine Stuart (Senior Planning Policy Officer), Kelly Porter, (Major Projects Lead), Ruth Childs (Landscape Officer), Alister Linton Crook (Cycling Project Officer)

1. The Director of Planning opened and chaired the meeting for Item 1.

#### **OPENING REMARKS**

2. The Director of Planning informed those present that:
  - SDNPA Members had a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regarded themselves first and foremost as Members of the Authority, and acted 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: ELECTION OF CHAIR**

3. The Director of Planning informed those present that nominations for Chair of the Planning Committee closed five clear working days before the meeting and as Neville Harrison was the only nomination, he was duly elected as Chair of the Planning Committee until the first meeting after the Authority AGM in 2019.
4. Neville Harrison took the chair and presided over the rest of the meeting.

#### **ITEM 2: ELECTION OF DEPUTY CHAIR**

5. The Chair informed the Committee that nominations for the position of Committee Deputy Chair closed five clear working days before the meeting and as Alun Alesbury was the only nomination he was duly elected as Chair of the Planning Committee until the first meeting after the Authority AGM in 2019.

#### **ITEM 3: APOLOGIES FOR ABSENCE**

6. Apologies were received from Doug Jones.

#### **ITEM 4: DECLARATION OF INTERESTS**

7. Robert Mocatta declared a public service interest in Agenda Item 12 as the application was within the East Hampshire Authority area.
8. David Coldwell declared a public service interest in Agenda Item 9 as one of the speakers was known to him.
9. Tom Jones declared a public service interest in Agenda Item 11 as a member of Lewes District Council.

10. Neville Harrison declared a public service interest in Agenda Item 11 as the Authority's representative on the Lewes Neighbourhood Development Plan Steering Group who had attended meetings in an advisory capacity.

#### **ITEM 5: MINUTES OF PREVIOUS MEETING HELD ON 14 JUNE 2018**

11. The minutes of the meeting held on 14 June 2018 were agreed as a correct record and signed by the Chair.

#### **ITEM 6: MATTERS ARISING**

12. There were none.

#### **ITEM 7: UPDATES ON PREVIOUS COMMITTEE DECISIONS**

13. There were none.

#### **ITEM 8: URGENT ITEMS**

14. There were none.

#### **ITEM 9: SDNP/18/00434/FUL - LAND ALONG THE NORTHERN A27 BOUNDARY BETWEEN COOMBS ROAD AND THE RIVER ADUR, LANCING**

15. The Case Officer presented the application and referred to the update sheet.
16. The following public speakers addressed the Committee:
- Bob Harber spoke against the application representing Brighton Excelsior Cycling Club.
  - Chris Todd spoke against the application representing Brighton & Hove Friends of the Earth and South Downs Society.
  - Mark Milling spoke against the application as the Bursar of Lancing College.
  - Martin Perry spoke in support of the application as the applicant.
  - Chris Hargreaves spoke in support of the application representing Vectos, transport planning specialists.
17. Neville Harrison declared a further public interest in relation to Agenda Item 9 as one speaker represented the South Downs Society of which he was a Member.
18. The Committee considered the report by the Director of Planning (Report PC46/18), the update sheet, the public speaker comments, and requested clarification as follows:
- That the eastern end of the bridleway would link to a footpath, not a bridleway.
  - If any forecasts had been made regarding the likely future usage.
  - Whether there would be warning signs to indicate that this was a shared usage route.
  - Confirmation that the 3m wide bonded surface was within the 4.2m wide corridor.
  - Further explanation regarding the definition of what was deemed to be 'usable' in relation to the complete width of the bridleway.
  - That the bonded surface would be an all-weather surface.
  - Whether the application to convert the footpath at the eastern end of the proposed route should be in place to ensure continuity of route.
  - That the revised information in the Update Sheet, brought the clearance of the path closer to the recommended 1m.
  - Whether the route could be widened on one side.
  - What constituted 'high level use' as mentioned in section 8.7 of the officer's report.
19. In response to questions, officers clarified:
- That the bridleway would link to a footpath, a proposal to improve this route to a bridleway was part of an application outside of the National Park.
  - There were no usage forecasts available.
  - The route would be signposted as a Bridleway which by designation would highlight the diversity of use of the Non-Motorised User route (NMU).

- The route would be a 3m, all-weather, resin bonded path with clear verges on either side of 950mm and 250mm creating a useable width of 4.2m with a usable cycle width of 3.7m. Pedestrian and equestrian users would be able to use the extended verges.
  - That the 3m width of the NMU would be able to be used by all cyclists, including those riding adapted bikes. In areas where the high vertical fence reduced the width by 0.5m it was still possible for cyclists to use the bonded path.
  - It was common practice to develop bridleways in an ongoing manner, a decision on this proposal would not be affected by, or affect, any future decision on other applications.
  - The application was limited by constraints of mature planting to the south and the proximity of a nearby ditch. The mature planting would be impacted by any widening of the route, the current vegetation was beneficial to keeping a boundary along the A27.
  - That reference to high volume use was taken from the Highways England guidelines and was more than 150 users per hour. The highest number of users recorded during the two day survey (carried out on behalf of the objectors) was 107 in any one hour period.
20. Their concerns regarding:
- This would provide a route which would link to other areas within the National Park and improve access to the National Park from the South.
  - The width was satisfactory and was as wide as possible given the constraints of the location.
  - Any proposed landscaping should mitigate fumes and noise from the A27.
  - That the proposal could be further improved.
  - That this could become a high use route if the proposed bridleway along the Adur was permitted. Usage levels may increase and the minimum requirements in this application may not be sufficient.
  - That the condition of the useable verges, given the equestrian use, would deteriorate over time and become unusable.
  - That the usage of the bridleway would be lower than current use of the South Downs Way, which as a bridleway also had narrow areas.
  - Opportunity to create this route should be taken to improve access to the National Park.
21. It was proposed and seconded to vote on the officer's recommendation.
22. **RESOLVED:**
1. That planning permission be granted, subject to the conditions set out in Section 10 of this report and subject to the completion of a S106 agreement, the final form of which is delegated to the Director of Planning, with obligations relating to:
    - Formal dedication of the proposal as part of the rights of way network
    - Financial contribution to secure ongoing maintenance and management of the route, and
    - Details of the ongoing maintenance and management of the route.
  2. That authority be delegated to the Director of Planning to refuse application SDNP/18/00434/FUL with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 12 July 2018 Planning Committee meeting.
23. Margaret Paren and Norman Dingemans joined the meeting at 11:05.

## **ITEM 10: MAKING OF THE PETWORTH NEIGHBOURHOOD DEVELOPMENT PLAN**

24. The Neighbourhood and Planning Policy Officer presented an overview to the Committee.
25. The following public speakers addressed the Committee:
- Colin Harris spoke in opposition to the plan representing himself and other residents.

- Chris Kemp spoke in support of the plan representing Petworth Town Council.
26. The Committee considered the report by the Director of Planning (Report PC47/18), comments from the public speakers and:
- Queried whether the Committee were just required to note and agree and were not making a decision on the plan.
  - Commended the Petworth Neighbourhood Development team on reaching this stage of the process.
  - Commented that regard should be paid to those opposing the plan with regard to the impact on residential amenity for those living on the existing edge of the town.
  - Asked if there were issues with regard to access to site H8 as detailed by one of the public speakers.
  - Requested further clarification as to the specific issues around site H8.
27. In response to questions, officers clarified:
- The Committee were not being asked to make a decision on the plan, it was a requirement to make the plan in accordance with the results of the referendum as detailed in paragraph 1.4 of the officer's report.
  - Site H8 had been added to the plan by the examiner during the examination. Following the Examiner's report the National Park had a duty to follow his recommendations in order for the plan to proceed to referendum. Site H8 had been assessed in the SDNPA's Strategic Housing Land Availability Assessment (SHLAA) and had been considered to be suitable for development. The Examiner argued that site H8 could have been included in the southern option and would deliver sustainable housing.
  - There were no objections from Highways with regard to access to site H8 which had two potential access points; via the grain dryer from Station Road and via house number 11 in Rother Mead which was in the landowner's possession.
28. **RESOLVED:** The Committee:
1. Noted the outcome of the Petworth Referendum;
  2. Agreed to Make the Petworth Neighbourhood Development Plan part of the SDNPA's Development Plan for the parish of Petworth.

#### **ITEM 11: SDNPA REPORT TO SUBMISSION (REG 16) CONSULTATION ON THE LEWES NEIGHBOURHOOD DEVELOPMENT PLAN (LNDP)**

29. The Neighbourhood and Planning Policy Officer presented an overview to the Committee.
30. The following public speakers addressed the Committee:
- Kirsten Firth spoke as a member of the Neighbourhood Plan Steering Group
  - Elizabeth Thomas spoke as a member of the Neighbourhood Plan Steering Group
  - Jennifer Chibnall spoke as a member of the Neighbourhood Plan Steering Group.
31. The Committee considered the report by the Director of Planning (Report PC48/18), the comments of the public speakers and:
- Commended the group on reaching this stage of the plan.
  - Commented that there had been a positive working relationship between the District Council, the National Park and the Steering Group with regard to Lewes low cost housing.
  - Noted that the plan reflected the unique character of Lewes, the attention being given to ecosystem services and natural capital were being implemented within the plan.
  - Highlighted the attention being given to heritage and tree strategies both in urban and sub-urban areas.
  - Noted the plan reflected an awareness that car parks as urban open spaces had a landscape contribution to make with regard to views afforded. There was recognition within the plan that some car park areas could be retained as open spaces in the future.

- That the comments on affordable housing, heritage and approach to design of open spaces were a useful addition to the plan.
  - That Lewes was the largest town in the South Downs National Park and should be proud to be using eco-system services.
  - That there was an error with regard to the reference of the location of the YHA South Downs, which was in Itford, not Southease. It was requested that the wording be amended to reflect that the hostel was in Itford, near Southease Station.
32. The Director of Planning thanked the Lewes team for their hard work and expressed the thanks, on behalf of Officers, to the volunteers who had engaged with the complexity of planning.
33. **RESOLVED:** The Committee agreed the table of comments as set out in Appendix 2 of the report, including amendment to the location of YHA South Downs, which form SDNPA's representation to the Independent Examiner of the Lewes NDP.

## **ITEM 12: THE WEALDEN HEATHS PHASE II SPECIAL PROTECTION AREA – SUPPLEMENTARY PLANNING DOCUMENT**

34. The Senior Planning Policy Officer presented an overview to the Committee.
35. The Committee considered the report by the Director of Planning (Report PC49/18) and commented:
- Whether the report detailed the final position with regard to the Wealden Heath Phase II SPA and if the SPD was open to challenge at a European level given the objections received with regard to residential development within the buffer zone.
  - If the SPD (Supplementary Planning Document) could be challenged in law once approved.
  - There was a reference to paragraph 3.7-3.11 on page 87 which could not be found in the report.
36. In response to questions, officers clarified:
- The AECOM report was robust, not all SPA's were the same and each had unique characteristics the Wealden Heath Phase II SPA was more rural than other SPA's. The approach was an appropriate and proportionate way forward for this particular SPA.
  - Officers were still in discussion with the appropriate way forward in the longer term at the point when all the 43 dwellings allowance has been permitted. The SPD related to the 43 dwellings which were expected to come forward within 400m of the SPA.
  - The reference on page 87 was incorrect and would be amended to reference paragraph 2.7-2.11.
  - A challenge could be possible, however the National Park was content that technical processes had been undertaken and statutory duties fulfilled.
37. **RESOLVED:** The Committee:
1. Noted the content of the Consultation Statement (Appendix 1 of this report); and
  2. Adopted the revised Wealden Heath Phase II Special Protection Area Supplementary Planning Document, with amendments suggested by the Committee (Appendix 2 of this report).

## **ITEM 13: QUARTERLY UPDATE ON THE PROGRESS OF NEIGHBOURHOOD PLANNING**

38. The Planning Policy Manager presented an overview to the Committee and referred to the update sheet.
39. David Coldwell declared a public service interest in the item as he was the local representative for Bramber which had been included within the update sheet.
40. The Committee considered the report by the Director of Planning (Report PC50/18) and requested an update on the progress of outsourced work.
41. Officers updated the Committee on the progress of the commercial arm of planning policy. Enquiries had been followed up in Kent and Edgerton. Further planning policy work was also

being commissioned by Kings Somborne and other parishes who had previously used the service.

42. **RESOLVED:** The Committee noted the progress to date on the preparation of Neighbourhood Development Plans across the National Park.

**ITEM 14: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

43. Thursday 9 August 2018 at 10am at the South Downs Centre, Midhurst.

**CHAIR**

The meeting closed at 12:10.