

SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE 13 NOVEMBER 2014

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

Present:

Andrew Shaxson (Chair)	Alun Alesbury	Jennifer Gray	Neville Harrison
David Jenkins	Doug Jones	Diana Kershaw	Ian Phillips
Norman Dingemans (ex officio)	Margaret Paren (ex officio)		

SDNPA Officers: Tim Slaney (Director of Planning), David Cranmer (Development Management Lead), Chris Paterson (Communities Strategy Lead), Amy Tyler-Jones (Neighbourhood Planning Officer), Lucy Howard (Planning Policy Manager), Anna Ludford (Planning Policy Officer), Ray Drabble (LDF Policy Officer), Gary Palmer (Development Management Officer), Tim Bettany-Simmons (Development Management Lead), Sally Stallan (Development Management Officer), (Becky Moutrey (Senior Solicitor) and Stella New (Member Services Support Officer).

APOLOGIES

248. Apologies were received from Barbara Holyome, Tom Jones and Charles Peck.

DISCLOSURE OF INTERESTS

249. Neville Harrison declared a Public Service interest in item 13 as a member of the South Downs Society.
250. Jennifer Gray declared a Public Service interest in item 12 as a member of East Hampshire District Council. She also stated that she was aware a letter had been received suggesting personal bias in the matter, but confirmed she would approach the decision with an open mind, and would determine the application on its own merits, having regard to any material considerations and any information presented to the Committee.
251. David Jenkins declared a Public Service interest in item 14 as a member of Horsham District Council.
252. Andrew Shaxson declared a Public Service interest in item 15 as Ward Member, and items 13, 15 and 16 as a member of Chichester District Council. He had also attended meetings held by the Midhurst Area Cycling group, who had made representation on item 13.
253. Doug Jones declared a Public Service interest in item 15 as a member of Buriton Parish Council and a trustee of a charity which was gifted the use of the nearby tithe barn for a fund-raising event. He also took part in the deliberations of this application when it came before the Parish Council. He knew the applicant personally, and had recently dined at her house. He would therefore not take part in the discussion or vote on the item, and remove himself from the room before any discussion took place. *AMS*

MINUTES OF PREVIOUS MEETINGS HELD ON 25 SEPTEMBER AND 9 OCTOBER 2014

254. The minutes of the meetings held on 25 September 2014 were agreed as a correct record and signed by the Chair.
255. The Chair informed the Committee that a number of letters had been received regarding the accuracy of the 9 October 2014 minutes pertaining to the Lewes Magistrate's Court application.

The minutes, and the notes taken by officers at the meeting from which the minutes had been constructed, had been considered by an officer who was not present at the meeting, and assessed to be an accurate and balanced précis of what occurred.

256. The Committee commented:
- Members were concerned that questions had been raised about the minutes and that any modification must be considered properly so that minutes reflect properly what was discussed at a meeting. *AMS*
 - Design improvements would be informed by detailed discussions carried out by officers with the applicant. *AMS*

257. The Director of Planning clarified that discussions with the applicant regarding design improvements would be as a result of comprehensive notes taken of the discussion held by the Committee.
258. The minutes of the meetings held on 9 October 2014 were agreed as a correct record and signed by the Chair.

MATTERS ARISING

259. There were none.

UPDATES ON PREVIOUS COMMITTEE DECISIONS

260. Officers updated the Committee on:
 - A report would be brought to the next Committee meeting detailing the reasons given by the Planning Inspector for the decision to dismiss the Sussex Road appeal.
 - The St Cuthman's Public Inquiry was scheduled for 10 February to last for 12-15 days.

URGENT ITEMS

261. There were none.

DEVELOPMENT MANAGEMENT

262. Ex Officio members Margaret Paren and Norman Dingemans left the Committee table at 10:16am.
263. The Chair informed the Committee and members of the public present that agenda items 12-17 would not be considered before 12.30pm.

SDNPA (ARUN)

APPLICATIONS SDNP/13/05400/FUL AND SDNP/13/06170/LIS CLAPHAM & PATCHING C OF E PRIMARY SCHOOL, THE STREET, CLAPHAM, WORTHING BN13 3UU

264. The Case officer presented the applications.
265. The Committee heard from the following public speakers:
 - Mia Cartwright spoke against the application on behalf of herself as a neighbour
 - Mia Cartwright read a statement against the application on behalf of Cliff Tomkins
 - Jane Bunting spoke against the application on behalf of herself as a neighbour
 - Dr Anne Schreiner spoke in support of the application on behalf of herself as a parent governor at Clapham and Patching C of E Primary School
 - Rosalind Waite-Jones spoke in support of the application on behalf of herself as a parent governor at Clapham and Patching C of E Primary School.
266. The Committee considered the report by the Director of Planning (Report PC102/14) and the public speaker comments, and commented:
 - The current scheme was a sympathetic and proportionate extension to the listed school building.
 - While a steeper roof pitch could potentially be more in keeping with the existing building, this could have a greater impact on the neighbouring property.
 - Support for rural village schools.
 - Whilst some felt any increase in pupil numbers would be demographically acceptable, others raised concern regarding the potential negative impact this could have on the existing road scheme and parking provision. However, it was recognised that WSCC has set out that the extension was not sought as a mechanism to increase pupil numbers.
267. In response to questions officers clarified:
 - The applicant had confirmed there were no plans to increase pupil numbers and WSCC had confirmed this in writing.

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- The neighbouring property was surrounded by a single storey close boarded fence.
 - The reorientation of the design had minimised the loss of light.
 - The extension had been sited in the location that was most appropriate.
 - There was a 4m gap between the north wall of the extension and the south wall of the existing building.
 - The neighbouring trees would not be affected by the contractor's access.
 - Condition 3 of the Listed Building application could be strengthened to include the requirement of a sample panel of materials.
268. **SDNP/13/05400/FUL** It was proposed and seconded to vote on the officer's recommendation. Following a vote, the proposal was carried.
269. **SDNP/13/05400/FUL RESOLVED:** That planning permission be granted subject to the conditions set out in paragraph 10.1 of Report PC102/14.
270. **SDNP/13/06170/LIS** It was proposed and seconded to vote on the officer's recommendation, with the addition of the word 'panel' to Condition 3. Following a vote, the proposal was carried.
271. **SDNP/13/06170/LIS RESOLVED:** That listed building consent be granted subject to
- The conditions set out in paragraph 10.2 of Report PC102/14
 - The amendment of Condition 3 to require a 'sample panel of materials' to be delegated to the Director of Planning

SDNPA (ARUN)

APPLICATION SDNP/14/04654/TPO THE LEIGHS STEEP LANE FINDON WORTHING BN14 0UE

272. The Case officer presented the application.
273. The Committee heard from Mr Del Henty, who spoke against the application on behalf of Findon Parish Council.
274. The Committee considered the report by the Director of Planning (Report PC103/14) and the public speaker comments, and commented:
- The tree was too close to a wall that had not been designed as a retaining wall.
 - The option of repairing the wall and retaining the tree would be prohibitively expensive.
 - A Tree Preservation Order had been appropriate for the existing tree.
 - The replacement tree should be planted within 2m of the existing tree and well set back from the wall to avoid future conflicts.
 - Some felt a large growing forest tree would be more appropriate to the rural setting, whilst others felt tulip trees had a long tradition and were appropriate to a garden setting.
 - Their concern regarding the dangerous state of the flint wall and the need for its replacement to be compatible with the surrounding village area.
275. In response to questions officers clarified:
- A Tree Preservation Order could be placed on the replacement tree.
 - An informative could be added to request sensitive repair of the flint wall that would be in keeping with the village's character.
276. **RESOLVED:** That planning permission be granted subject to the conditions set out in paragraph 10.1 of Report PC103/14, with the following amendments to be delegated to the Director of Planning:
1. An additional Condition which deals with the requirement for a Tree Preservation Order to be placed on the replacement tree
 2. An informative to request timely and sensitive repair of the flint wall in keeping with the character of the area.

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277. The Chair adjourned the meeting at 11:29am.
278. The meeting reconvened at 11:36am. Ex officio Committee members Margaret Paren and Norman Dingemans joined the Committee table.

STRATEGY & POLICY

APPLICATION FOR THE DESIGNATION OF CLAPHAM PARISH AS THE NEIGHBOURHOOD AREA FOR CLAPHAM NEIGHBOURHOOD PLAN

279. The Committee considered the report by the Director of Planning (Report PC91/14).
280. In response to questions officers clarified:
- Whilst clustering between emerging parishes and existing neighbouring parishes was encouraged, this was at the discretion of the parishes.
281. It was proposed and seconded to vote on the officer's recommendation. Following a vote, the proposal was carried.
282. **RESOLVED:** That the Committee:
- 1) Noted that Clapham Parish Council have complied with the regulations relating to the submission of an application for the designation of their neighbourhood area
 - 2) Agreed to designate Clapham Parish as the neighbourhood area as proposed in the application referred to in Report PC91/14.

DELEGATION OF NEIGHBOURHOOD AREA DESIGNATIONS

283. The Committee considered the report by the Director of Planning (Report PC92/14) and update sheet.
284. The Committee commented:
- A hierarchy of response could help to ensure that larger parishes or those with major issues were adequately serviced.
 - The word 'approved' in the officer's recommendation should be changed to 'decided', and the words 'unless called in by a Member of the Authority' added.
285. In response to questions officers clarified:
- The Community Planning Toolkit explored the alternatives to Neighbourhood Plans before communities reached the stage of application.
 - The Neighbourhood Planning Memorandum of Understanding would address the issue of proportionate support to communities.
 - A report on the Neighbourhood Planning Memorandum of Understanding would be brought to a future Policy and Programme Committee meeting.
286. It was proposed and seconded to vote on the officer's recommendation as detailed in the update sheet, with the amendment of 'approved' to 'decided, and the words 'unless called in by a Member of the Authority' added. Following a vote, the proposal was carried.
287. **RESOLVED:** That the Committee agreed that future neighbourhood area applications will be decided through the Scheme of Delegation to Officers, unless called in by a Member of the Authority.

PREFERRED OPTIONS LOCAL PLAN: DRAFT HISTORIC ENVIRONMENT

288. The Committee considered the report by the Director of Planning (Report PC93/14) and update sheet.
289. The Committee commented:
- Good progress had been made and the draft policies had been much improved
 - The final paragraph before draft policy HE1 related to the previous version.
290. In response to questions officers clarified:

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- The wording in issue 7 of Table XX could be amended for consistency to 'original purpose'
- Regarding draft historic environment policy HE1:
 - 'Wholly' exceptional circumstances should be retained.
- Regarding draft historic environment policy HE2:
 - The words 'conserve *and* enhance' could be changed to 'conserve *or* enhance'.
 - Heritage assets were covered by draft policy HE1, which was a wider strategic policy.
 - The policy wording could be amended to include reference to the street scene and public realm.
 - The paragraph wording and ordering could be amended for better flow and to illustrate a hierarchy such as:
 1. Heritage assets and what this included
 2. How these are dealt with
 3. Specifics of Conservation Areas
 - Cross references to Landscape Policies could be introduced in the supporting text.
- Regarding draft historic environment policy HE3:
 - The word 'only' could be removed to make the policy less restrictive.
- Regarding draft historic environment policy HE4:
 - Robust independent advice could be added to strengthen the guidance by English Heritage.
- Regarding draft historic environment policy HE5:
 - Officers would replace the word 'last' with alternative wording to reflect the meaning of 'last available' and/or 'only viable'.
- The word 'seascape' could be added to the supporting text on p28.
- The compilation of local lists was a huge task which would require partnership working with local groups and English Heritage.

291. It was proposed and seconded to vote on the officer's recommendation, subject to the comments made by the Committee being addressed. Following a vote, the proposal was carried.

292. **RESOLVED:** That the Committee:

- 1) Endorsed the direction of the Historic Environment Policies, as set out in Appendix I of Report PC93/14, for inclusion in the draft Local Plan Preferred Options document, subject to the comments made by the Committee being addressed
- 2) Noted that the draft Local Plan Preferred Options document will be reported to Planning Committee for consideration prior to publication for public consultation, and
- 3) Noted that the Local Plan Preferred Options document will be subject to final approval by the National Park Authority.

PREFERRED OPTIONS LOCAL PLAN: DRAFT CORE POLICIES

293. The Committee considered the report by the Director of Planning (Report PC94/14).

294. The Committee commented:

- Some felt that reference to the Special Qualities in draft core policy CPI needed to be strengthened to ensure that development contrary to the National Park's Purposes and Duty would not be permitted.
- Some felt the draft core policies were powerful as they stood, and would be key to the role of planning in the National Park.

295. In response to questions officers clarified:

- Regarding draft core policy CPI:

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- The policy could be strengthened; however the words 'will take a positive approach' should be retained in order to be consistent with the NPPF (National Planning Policy Framework) and meet the first test of soundness.
 - This was one of 4 Core Policies, and cross references to other policies could be made.
 - It was important to future proof against the potential future redundancy of national and third party guidelines, and this would be considered in future drafts.
 - The term 'major development' was satisfactorily clarified in the supporting text.
 - Paragraph 1.11 could be moved up above paragraph 1.9.
 - The term 'sustainable' could be clarified in terms of enhancing the National Park's Special Qualities.
 - Regarding draft core policy CP2:
 - The title and bullet point i) clarified the development in question was required to have a proven need within the National Park.
296. It was proposed and seconded to vote on the officer's recommendation, subject to the comments made by the Committee being addressed. Following a vote, the proposal was carried.
297. **RESOLVED:** That the Committee:
- 1) Endorsed the direction of the Core Policies, as set out in Appendix 1 of Report PC94/14, for inclusion in the draft Local Plan Preferred Options document, subject to the comments made by the Committee being addressed
 - 2) Noted that the draft Local Plan Preferred Options document will be reported to Planning Committee for consideration prior to publication for public consultation, and
 - 3) Noted that the Local Plan Preferred Options document will be subject to final approval by the National Park Authority.

PREFERRED OPTIONS LOCAL PLAN: DRAFT GREEN INFRASTRUCTURE

298. The Committee considered the report by the Director of Planning (Report PC95/14).
299. The Committee commented:
- The words 'subject to the other policies in this plan' could safeguard against the potential conflict between policies
 - The word 'design' could be added, and the words 'open space' be replaced with 'natural features', in the paragraph preceding Figures XX.
 - There was a need for the National Park to have sustainable and self-supporting policies.
 - The words 'master planning stage' in the paragraph preceding draft Green Infrastructure policy XY should be replaced with 'early stage of design'.
 - Regarding draft Green Infrastructure policy XY
 - Switch position of paragraph 2 and paragraph 1.
 - Stronger reference could be made to 'landscape quality' and the 'quality of landscape design'.
 - Bullet point b) should precede bullet point a).
 - The word 'infrastructure' should follow 'open space' in bullet points a) and b).
 - Bullet point c) should read 'safe, attractive and accessible for all sections of the community'.
 - Bullet point d) could refer to 'the wider network of Rights of Way' in order to include footpaths and bridleways.
 - Reference could be made to new residential developments sited alongside rivers and how access could be gained to riverside paths.
300. In response to questions officers clarified:
- There would be clear cross referencing to other Local Plan policies
 - Green Infrastructure and what this means to the National Park would be clearly defined.

- The draft GI policies would be brought back to a future Planning Committee meeting before going to the Full Authority
301. It was proposed and seconded to vote on the officer's recommendation, subject to the comments made by the Committee being addressed. Following a vote, the proposal was carried.
302. **RESOLVED:** That the Committee:
- 1) Endorsed the direction of the Green Infrastructure Policies, as set out in Appendix 1 of Report PC95/14 for inclusion in the draft Local Plan Preferred Options document, subject to the comments made by the Committee being addressed
 - 2) Noted that the draft Local Plan Preferred Options document will be reported to Planning Committee for consideration prior to publication for public consultation, and
 - 3) Noted that the Local Plan Preferred Options document will be subject to final approval by the National Park Authority.
303. The Chair adjourned the meeting for lunch at 13:05pm.
304. Ex officio Committee members Margaret Paren and Norman Dingemans left the committee table.
305. The meeting reconvened at 13:35pm.

DISCLOSURE OF INTERESTS

306. Jennifer Gray declared a Public Service interest in item 12 as a member of East Hampshire District Council. She also stated that she was aware a letter had been received suggesting personal bias in the matter, but confirmed she would approach the decision with an open mind, and would determine the application on its own merits, having regard to any material considerations and any information presented to the Committee.
307. Doug Jones declared a Public Service interest in item 15 as a member of Buriton Parish Council and a trustee of a charity which was gifted the use of the nearby tithe barn for a fund-raising event. He also took part in the deliberations of this application when it came before the Parish Council. He knew the applicant personally, and had recently dined at her house. He would therefore not take part in the discussion or vote on the item, and remove himself from the room before any discussion took place.
308. David Jenkins declared a Public Service interest in item 14 as a member of Horsham District Council.
309. Neville Harrison declared a Public Service interest in item 13 as a member of the South Downs Society.
310. Andrew Shaxson declared a Public Service interest in item 15 as Ward Member, and items 13, 15 and 16 as a member of Chichester District Council. He had also attended meetings held by the Midhurst Area Cycling group, who had made representation on item 13.

DEVELOPMENT MANAGEMENT

EAST HAMPSHIRE DISTRICT COUNCIL

APPLICATION SDNP/14/01341/CND Adhurst St Mary, London Road, Sheet, Petersfield, Hampshire GU31 5AD

311. The Case officer presented the application.
312. The Committee heard from the following public speakers:
- Alison Lubbock spoke against of the application on behalf of the Adhurst Estate.
 - Caroline Robinson spoke against the application on behalf of Sheet Parish Council.
 - Richard Pain spoke in support of the application as the architect.
 - Peter Swinburn spoke in support of the application on behalf of the applicant.
 - Tommy De Mallet Morgan spoke in support of the application as the agent.

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313. The Committee considered the report by the Director of Planning (Report PC96/14) and the public speaker comments, and commented:
- The building had a complex history and was now in urgent need of renovation.
 - The proposed development would not ordinarily have been permitted on the site other than as enabling development.
 - Some felt the proposition to introduce an element of cash flow was reasonable; however detailed financial justification and assurance that the enabling development would deliver the restoration had not been provided.
 - No financial justification for the amendment had been provided, and there was no up-to-date information on the bonds, restoration and development costs or potential revenue from the sale of the enabling development.
314. In response to questions officers clarified that whilst beyond the ambit of the application, the SDNPA could request that a risk assessment be carried out by East Hampshire County Council in relation to the building being 'at risk'.
315. It was proposed and seconded to vote on the officer's recommendation. Following a vote, the proposal was carried.
316. **SDNP/14/01341/CND RESOLVED:** That planning permission be refused for the reasons set out in paragraph 10.1 of Report PC96/14

CHICHESTER DISTRICT COUNCIL

APPLICATION SDNP/14/03612/RE3 FORMER CHICHESTER TO MIDHURST RAILWAY BINDERTON TO WEST DEAN SECTION WEST DEAN, WEST SUSSEX

317. The Case officer presented the application, and referred to the Update sheet.
318. The Committee heard from the following public speakers:
- Mrs Tricia Butcher spoke against of the application on behalf of the British Horse Society and the South Central Trails Trust.
 - Ian Hutton spoke against of the application on behalf of Jane Boxall, manager of the Livery Yard at Manor Farm
 - Mrs Wendy Goacher spoke against the application on behalf of herself
 - Andy Ward spoke in support of the application as the agent.
 - Chris Sprules spoke in support of the application on behalf of the Chichester Cycle Group.
319. The Committee considered the report by the Director of Planning (Report PC97/14), the Update sheet and the public speaker comments, and commented:
- This was a positive and exciting proposal that fulfilled the National Park's Purpose 2.
 - Providing access to the route for the local school was an additional positive contribution.
 - The concerns raised by the public speakers regarding lack of access for all users was acknowledged, however terms of use were a private matter.
 - The proposed width of 4.2-4.5m was adequate for shared use by vehicles and cyclists.
 - The proposed surfacing should be compatible with the use by heavy agricultural vehicles at the relevant sections.
320. In response to questions officers clarified:
- The status of the proposed route was a permissive path, not a public Right of Way.
 - The proposed limestone dust surfacing had been used successfully on other cycle paths with shared use.
 - The manège owner's access agreement would remain, and any relocation was a private matter between the applicant and other parties.
 - The scheme would improve the surface and width of the existing track.

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- Access to West Dean would form part of a future application.
 - Those requiring access to West Dean would need to use the existing cycle path, which would be clearly signposted.
 - An additional condition requesting details of maintenance could be added to the recommendation.
321. It was proposed and seconded to vote on the officer's recommendation, with an additional condition requiring details of future management and maintenance. Following a vote, the proposal was carried.
322. **SDNP/14/03612/RE3 RESOLVED:** That planning permission be approved subject to the conditions set out in paragraph 10.1 of Report PC97/14, and
- An additional condition requiring details of future management and maintenance, the wording of which is delegated to the Director of Planning.

HORSHAM DISTRICT COUNCIL

APPLICATION SDNP/14/01150/FUL DREWITTS FARM, CHURCH STREET, AMBERLEY, ARUNDEL, WEST SUSSEX BN18 9ND

323. The Case officer presented the application, and referred to the Update sheet.
324. The Committee heard from the following public speakers:
- Grahame Joseph spoke against of the application on behalf of The Amberley Society.
 - Roger Townsend spoke against of the application on behalf himself as a neighbour, and the residents of Church Street
 - Geoff Uren spoke against the application on behalf of Amberley Parish Council
 - David Harris spoke in support of the application as the agent.
 - Steve O'Brien spoke in support of the application as the applicant.
325. The Committee considered the report by the Director of Planning (Report PC98/14), the Update sheet and the public speaker comments, and commented:
- Their sympathy for local concerns regarding compliance issues on the extant permission.
 - The application for a larger number of smaller dwellings represented an improved mix and density compared to the previous proposal.
 - Amberley had been classified a Category 2 Settlement by Horsham District Council, suitable for small scale development restricted to the identified needs of the local community.
 - A high level of sustainability should be sought from new developments within the National Park, and sustainable solutions to landscaping, surface water treatment and ancillary structures should be sought through rigorous discharging of conditions.
326. In response to questions officers clarified:
- The scheme had been assessed against Amberley's Village Design Statement by the Design Officer and Historic Buildings Officer with no objection.
 - The Highways Authority had no objection to the proposed access or parking provision.
 - The proposal fell below the minimum number of dwellings required by Horsham District Council for both affordable housing and sustainable housing Code Level 4.
 - An informative could be added to request completion of works as soon as reasonably practical, using all endeavours to do so.
 - An informative could be added to encourage the marketing of the first two completed pairs of dwellings to the local community in the first instance, for a period of time to be determined.
 - Conditional preservation orders on new trees within a landscape plan represented a sound policy principle that could be considered within the development of the emerging Local Plan.

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327. The Director of Planning highlighted the emphasis placed by the Committee on Condition 9 relating to issues of sustainability, and that this condition would be discharged to a high level with regard to hard and soft landscaping, permeability of surfaces and carbon storage.
328. It was proposed and seconded to vote on the officer's recommendation, including additional Condition 23 as detailed in the Update sheet, including the emphasis as outlined above in 318 regarding measures to be expected when discharging Condition 9, and to include two informatives to request completion of works as soon as reasonably practical, using all endeavours to do so, and encourage the marketing of the first two completed pairs of dwellings to local purchasers in the first instance, for a period of time to be determined. Following a vote, the proposal was carried.
329. **SDNP/14/01150/FUL RESOLVED:** That planning permission be granted subject to:
1. The conditions set out in paragraph 10.1 of Report PC98/14 and the update sheet, including the emphasis as outlined in minute 318 regarding measures to be expected when discharging Condition 9.
 2. The additional Condition 23 as detailed in the update sheet
 3. The completion of a section 106 legal agreement to secure a financial contribution of:
 - £509 towards library provision
 - £185 towards fire and rescue, and
 - £4,350 towards transport facilities.
 4. The following amendments the wording of which is to be delegated to the Director of Planning:
 - An informative requesting completion of works as soon as reasonably practical, using all endeavours to do so
 - An informative encouraging the marketing of the first two completed pairs of dwellings to local purchasers in the first instance, for a period of time to be determined.
330. The Chair adjourned the meeting at 3:54pm.
331. The meeting reconvened at 4:10pm. Committee member Doug Jones left the meeting room.

CHICHESTER DISTRICT COUNCIL/EAST HAMPSHIRE DISTRICT COUNCIL
APPLICATION SDNP/14/01365/FUL B2146 DITCHAM LANE TO HURST MILL LANE
HURST SOUTH HARTING WEST SUSSEX

332. The Case officer presented the application, and referred to the Update sheet.
333. The Committee heard from the following public speakers:
- Sarah Saunders read a statement against the application on behalf of Mrs Wendy Wolfe.
 - Sarah Saunders read a statement against the application on behalf of Reverend Philip Mason.
 - Sarah Saunders spoke against the application on behalf of herself.
 - Paul Hughes spoke in support of the application as the agent.
334. Committee member Alun Alesbury left the meeting room at 4.29pm.
335. The Committee considered the report by the Director of Planning (Report PC99/14), the Update sheet and the public speaker comments, and commented:
- This was an attractive, historic rural lane currently used by agricultural vehicles and for recreation.
 - Their concerns regarding the rural character of the road and location and how this could be retained through the adoptable standard of proposed highway works.
 - Some felt the scheme would improve road safety; whilst others felt there no evidence had been provided of any safety issues.

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- The use of ditches and swales, and open weave tarmac could provide a more sustainable drainage solution.
336. In response to questions officers clarified:
- The narrowest width of 2.45m was limited to pinch points, with verges on both sides.
 - The proposed tarmac free centre strip was 1m in width.
 - The word 'soft' could be deleted from Condition 5 to include hard landscaping.
 - Condition 7 could be amended to require the use of ditches and swales.
 - Condition 3 could be replaced with a new condition in order to achieve a high standard of engineering works and finishes to be approved by the National Park Authority.
337. It was proposed and seconded to refuse permission for the reasons of loss of amenity, lack of a safety assessment and detrimental impact to the landscape. Following a vote, the proposal fell.
338. It was proposed and seconded to vote on the officer's recommendation and the additional conditions as detailed in the Update sheet, with the deletion of the word 'soft' from Condition 5, the amendment of Condition 7 to require the use of ditches and swales, and Condition 3, to be replaced with a new condition requesting details of engineering works and finishes. Following a vote the proposal was carried.
339. **SDNP/14/01365/FUL RESOLVED:** That planning permission be granted subject to the conditions set out in paragraph 9.1 of Report PC99/14 and the Update sheet, and the following amendments the wording of which is to be delegated to the Director of Planning:
1. The deletion of the word 'soft' from Condition 5
 2. The amendment of Condition 7 as detailed in the Update sheet, to require the use of ditches and swales
 3. The deletion of Condition 3, to be replaced with a new condition requesting details of engineering works and finishes, to be submitted to and approved by the SDNPA as the Planning Authority.

SDNPA (WEST SUSSEX COUNTY COUNCIL)

APPLICATION SDNP/14/01404/CW THE OLD BRICKWORKS, STATION ROAD, MIDHURST, WEST SUSSEX

340. Committee member Doug Jones re-joined the committee table at 4.50pm.
341. Committee member Diana Kershaw left the meeting room at 4.50pm.
342. The Case officer presented the application, and referred to the Update sheet.
343. The Committee heard from the following public speakers:
- Marion McQuaide spoke against the application on behalf of herself and the residents of Heathfield Park
 - Steve Granger spoke against the application on behalf of the Friends of Midhurst Common
 - David Manning spoke against the application on behalf of himself and nearby residents.
 - Jonathan Russell spoke in support of the application as the applicant.
344. The Committee considered the report by the Director of Planning (Report PC100/14), the Update sheet and the public speaker comments, and commented:
- This was a recycling business rather than landfill, on a brownfield site.
 - The concerns of residents and users of the common regarding vehicle movements, noise and dust were acknowledged.
 - Some felt the mitigation of any impact could be achieved through the proposed conditions and monitoring.
 - Some raised concerns regarding

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- The difficulty of monitoring compliance, particularly with regard to tonnage of materials and lorry movements
- How the local community could be assured of adequate environmental safeguarding.

345. In response to questions officers clarified:

- SDNPA officers would carry out monitoring of the site 4 times per year, and Environmental Health would monitor noise and dust on behalf of the SDNPA in the case of any complaints received.
- Whilst the application did not demonstrate a need for the site, the West Sussex County Council Annual Monitoring Report recognised the need for the constant replacement of temporary permissions.
- The temporary 5 year permission would allow for the proposal to be tested.
- Personal permission to the applicant had been considered but dismissed on a number of practical grounds such as the fact that companies may change hands.
- The 20 vehicle movements per day allowed for the delivery of machinery as well as materials.
- A condition restricting materials to be brought in to the site from within the National Park boundary would be difficult to enforce.
- The amendment of condition 16 to require a Operational Environment Management Plan within 6 weeks, to be implemented within an agreed timeframe, would allow sufficient time for the Committee's concerns to be addressed.

346. It was proposed and seconded to vote on the officer's recommendation and the amended and additional conditions as outlined in the Update sheet, with the amendment of Condition 16 to request an Operational Environment Management Plan within 6 weeks of the date of permission, to be implemented within the timeframe agreed by the Planning Authority. Following a vote the proposal was carried.

347. **SDNP/14/01404/CW RESOLVED:** That planning permission be granted for the reason and subject to the conditions set out in paragraph 10 of Report PC100/14 and the Update sheet, and the following amendments the wording of which is to be delegated to the Director of Planning:

- The amendment of Condition 16 to request an Operational Environment Management Plan within 6 weeks of the date of permission, to be implemented within the timeframe agreed by the Planning Authority.

SDNPA (ARUN DISTRICT COUNCIL)

APPLICATION SDNP/14/03889/FUL BRAESIDE STABLE LANE FINDON WORTHING BN14 0RR

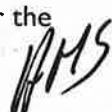
348. The Case officer presented the application, and referred to the Update sheet.

349. The Committee heard from the following public speakers:

- Mark Avis spoke against the application on behalf of himself as a neighbour
- Kevin Harman spoke against the application on behalf of himself
- Mr Del Henty spoke against the application on behalf of Findon Parish Council

350. The Committee considered the report by the Director of Planning (Report PC101/14), the Update sheet and the public speaker comments, and commented:

- Their sympathy for the objectors' concerns.
- The plots were of a reasonable size, and that the proposal did not constitute overdevelopment.
- It was acknowledged improvements to the height had been made.
- The development in principle was accepted; however questions were raised over the massing and scale of the proposed dwellings.



- The reduction in height and bulk had adequately improved the scheme.
 - Whether the impact to the neighbouring properties was now of acceptable level.
 - Mitigation could be further enhanced through the hard and soft landscaping conditions.
 - The unfortunate loss of the mature yew hedge.
351. In response to questions officers clarified:
- The Saved Policy GEN 7 included the criteria for at least 30 dwellings per hectare and the previous application had not been refused on the basis of overdevelopment.
 - The revised application should be considered primarily on the basis of whether sufficient improvements had been made with regard to scale, massing and design, which formed the previous reasons for refusal.
352. It was proposed and seconded to vote on the officer's recommendation. Following a vote the vote was tied.
353. In accordance with the Guidance on the Exercise of the Chair's Casting Vote, the Chair re-opened the debate to seek further views and clarification on points raised.
354. The Committee commented:
- The revised application was acceptable within general planning guidance.
 - Active landscape treatment to mitigate impact on neighbouring properties, to include screening, should be sought through robust discharging of the landscape Condition 12.
355. In response to questions officers clarified:
- If the Committee were minded to refuse the application, given the nature of the debate, the refusal should reflect the previous refusal decision.
 - Site excavation works to lower roof height had not been discussed with the agent, and therefore could not be added to the landscape condition, as there were potentially many other effects that would need to be considered.
 - Officers were satisfied the application had been improved within existing policy bounds.
356. It was proposed and seconded to vote on the officer's recommendation. Following a vote the proposal was carried.
357. **SDNP/14/03889/FUL RESOLVED:** That planning permission be granted subject to:
- i) The conditions set out in paragraph 10.1 of Report PC101/14
 - ii) The submission of a s106 agreement to secure an affordable housing contribution of £24,342
 - iii) Should the s106 agreement not be completed by 13 December 2014, authority be delegated to the Director of Planning to refuse the application because the necessary mitigation measures have not been secured to make the proposal acceptable.

CHAIR

The meeting closed at 6.05pm.

R.M. Glanville - CHAIR 11th December 2014