

SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 11 JULY 2019

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

Present: Alun Alesbury, Barbara Holyome, Gary Marsh, William Meyer and Robert Mocatta.

Ex Officio Members for Planning Policy items only (may participate on Policy Items but not vote, no participation on Development Management Items):

Margaret Paren

Officers: Tim Slaney (Director of Planning), Becky Moutrey (Solicitor), Robin Parr (Head of Governance) and Richard Sandiford (Senior Governance Officer).

Also attended by: Rob Ainslie (Development Manager), Mike Hughes (Planning Performance and Major Projects Manager), Vicki Colwell (Major Planning Projects Officer), Ruth Childs (Landscape Officer), Heather Lealan (Development Management Lead), David Cranmer (Development Management Lead), Matt Bates (Local Plan Lead), Sarah Nelson (Planning Project Lead) and Chris Paterson (Communities Lead).

OPENING REMARKS

1. The Director of Planning welcomed new Members to the meeting and informed those present that:
 - South Downs National Park Authority (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

2. Members were reminded that at the Authority AGM on 2 July Members agreed that the Planning Committee at its July meeting could choose to elect a Chair and Deputy Chair until the first meeting following the AGM in 2020 or elect a chair until the next meeting of the committee on 8 August 2019. The Authority also agreed that the relevant Standing Orders would be suspended for the July meeting to enable Planning Committee members to nominate themselves for the position of Chair and/or Deputy Chair at the meeting. Hence, the Director of Planning asked the committee to propose and second one of the following options:
 - To move to choose a Chair until the Planning Committee meeting on 8 August 2019, or;
 - To move to elect a Chair and Deputy Chair of the Planning Committee until the first meeting following the Authority AGM in 2020.
3. Members made the following comments:
 - The rationale for the NPA decision no longer existed as all Parish Member appointments had been confirmed by the secretary of state.
 - There were a significant number of absences at this meeting with a number of new committee members unable to attend. They should be given the opportunity to comment at the next meeting of the committee.
 - The committee was quorate and had the democratic right to vote on this.
 - Was there any indication how many Members may be in attendance at the August meeting of the Planning Committee?

4. Officers advised that attendance at the next meeting of the Planning Committee was not yet confirmed and that this meeting of the committee was quorate and able to take decisions as a committee.
5. It was proposed and seconded to move to elect a Chair and Deputy Chair of the Planning Committee until the first meeting following the Authority AGM in 2020.
6. **RESOLVED:** That the Committee agreed to elect a Chair and Deputy Chair until the first Planning Committee meeting following the Authority AGM in 2020.
7. The election process was presided over by the Director of Planning and Members were invited to nominate themselves for Chair of Planning Committee until the first meeting following the Authority AGM in 2020. It was noted that one nomination had already been received proposing Alun Alesbury. No further nominations were received.
8. As Alun Alesbury was the only nomination Alun Alesbury was duly elected as Chair of the Planning Committee until the first Planning Committee meeting after the Authority AGM in 2020.
9. Alun Alesbury took the Chair and presided over the rest of the meeting.

ITEM 2: ELECTION OF DEPUTY CHAIR

10. The election process was presided over by the Chair and Members were invited to nominate themselves for Deputy Chair of Planning Committee until the first meeting following the Authority AGM in 2020. It was noted that one nomination had already been received proposing Heather Baker. No further nominations were received.
11. As Heather Baker was the only nomination Heather Baker was duly elected as Chair of the Planning Committee until the first Planning Committee meeting after the Authority AGM in 2020.

ITEM 3: APOLOGIES FOR ABSENCE

12. Apologies were received from Heather Baker, Pat Beresford, Thérèse Evans, Diana van der Klugt and Ian Phillips.

ITEM 4: DECLARATION OF INTERESTS

13. There were none.

ITEM 5: MINUTES OF PREVIOUS MEETING HELD ON 9 MAY 2019

14. The minutes of the previous meeting held on 9 May 2019 were agreed as a correct record and signed by the Chair.

ITEM 6: MATTERS ARISING FROM PREVIOUS MINUTES

15. There were none.

ITEM 7: UPDATES ON PREVIOUS COMMITTEE DECISIONS

16. The committee received the following updates:
 - Paris House - The public inquiry on the application had concluded. It was of note that the South Downs Local Plan was adopted halfway through the inquiry.
 - Matterley Estate – Significant progress had been made on the legal agreement and it was close to completion. The Authority had also been awaiting confirmation from the Secretary of State on what action would be taken following a request from the local community to call in the application. If the Secretary of State confirmed the application would not be called in, the permission would be issued in accordance with the resolution the committee made, subject to the completion of the legal agreement.

ITEM 8: URGENT ITEMS

17. There were none.

ITEM 9: SDNP/19/00921/FUL TIDE MILLS LEVEL CROSSING, MILL DROVE, SEAFORD, EAST SUSSEX

18. The Case Officer presented the application and referred to the update sheet.
19. The following public speakers addressed the Committee:
 - Paul Donald spoke in support of the application representing Network Rail.
20. The Committee considered the report by the Director of Planning (Report PC19/20-01), the update sheet and the public speaker comments, and requested clarification as follows:
 - What surfacing was proposed to prevent skateboarding and other two wheeled vehicles?
 - Would the incline be of concern to wheelchair users or had their use been taken into account?
21. In response to questions, Officers clarified:
 - The surfacing would have small ridges which affected the wheels of a skateboard but not pushchairs or wheelchairs.
 - The use of wheelchairs on the incline had been taken into account and the incline was less steep than DVA requirements. Rest stops were also in place.
22. The Committee discussed and debated the application, making the following comments:
 - A substantial number of trains and members of the public used the current level crossing and this development would be an asset to improve safety and tranquillity. It should also provide good views of the Tide Mill ruins.
 - Given the safety and noise issues and improvements to access for disabled users it was difficult to understand the objection of the Town Council.
 - Network Rail's and the Authority's officers should be congratulated on bringing forward something special.
 - This was an exceptionally attractive design. There was often concern that the area did not receive investment, however, this was a substantial improvement.
23. It was proposed and seconded to vote on the officer's recommendation, subject to the amendments set out in the update sheet.
24. **RESOLVED:** That planning permission be granted, subject to the conditions set out in Section 10.1 of the officer's report and the amendments set out in the update sheet.

ITEM 10: SDNP/18/00938/FUL CALLOWAYS, GRAFFHAM STREET, GRAFFHAM, GU28 0NJ

25. The Case Officer presented the application and referred to the update sheet and provided an additional update that an amended floorplan received had altered a bedroom and study in the south of unit 5 to a master bedroom.
26. The following public speakers addressed the Committee:
 - Councillor Sandy MacQueen spoke against the application representing Graffham Parish Council.
 - Councillor John Uphill spoke against the application representing Graffham Parish Council.
 - Richard Davidson spoke against the application representing himself.
 - Kris Mitra spoke in support of the application representing the applicant.
27. The Committee considered the report by the Director of Planning (Report PC19/20-02), the update sheet and the public speaker comments, and requested clarification as follows:
 - Would the £520,000 affordable housing contribution be spent in Graffham?
 - It was unusual that the S106 agreement had been signed prior to permission being granted. Would a larger contribution have been required if the agreement had been signed after today should permission be granted?

- How was foul water to be dealt with?
 - Was this major development?
28. In response to questions, Officers clarified:
- The SI06 required that the affordable housing contribution was spent within a period of 10 years and within a cascade system which aimed to spend the funds first in the parish, second in the immediately surround parishes, and thirdly in the wider parishes within the National Park boundary.
 - As this application had been under consideration for some time and as this was the first committee meeting following the adoption of the South Downs Local Plan a balanced view was taken by officers on the affordable housing provision/contribution. This was based on the established methodology set out in the Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) adopted by Chichester District Council which set out that commuted sums should be made in lieu of onsite affordable housing provision in situations such as this. This site also presented unique difficulties for the provision of affordable housing and there was no appetite for affordable housing on this site from affordable housing providers.
 - A standard condition would address foul water drainage.
 - Although this application was above 10 dwellings, following assessment of the severity of the development's impact on the special qualities of the National Park, it was not considered to be major development under the NPPF.
29. The Committee discussed and debated the application, making the following comments:
- The area was tranquil and beautiful. The Authority was here to enhance the landscape and it was good to see the reuse of existing buildings. Could we ensure that any changes to the windows, particularly in units 1 and 2, had to come back to the Authority for permission?
 - Disruption for surrounding residences should be minimised during the construction phase.
 - It was a concern that there was no on site affordable housing in line with Local Plan policy SD28.
 - There may have been the possibility of some employment use on the site.
 - As this was a heritage asset that we would not want it to fall into disuse and; disrepair this was a good reuse of the buildings.
 - Care needed to be taken to respect the local vernacular of the area.
30. It was proposed and seconded to vote on the officer's recommendations, subject to the amendments set out in the update sheet and the addition of a condition to ensure that all windows were constructed and remained in accordance with the agreed plans.
31. **RESOLVED:** That planning permission be granted, subject to the conditions set out in Section 9.1 of the officer's report, the amendments set out in the update sheet and the addition of a condition to ensure that all windows were constructed and remained in accordance with the agreed plans, the final form of words to be delegated to the Director of Planning in consultation with the Chair of the Committee.

ITEM 11: SDNP/18/00352/FUL – OLD STATION YARD, NYEWOOD ROAD, NYEWOOD, SOUTH HARTING, GU31 5HX

32. The Case Officer presented the application and referred to the update sheet.
33. The following public speakers addressed the Committee:
- Andrew Shaxson spoke in support of the application as a Member of the SDNPA.
34. The Committee considered the report by the Director of Planning (Report PC19/20-03), the update sheet, a verbal update that an additional condition was proposed concerning the management of onsite bin storage and collection, and the public speaker comments, and requested clarification as follows:

- Was car access to some of the properties via the cycleway? If so, could cars and users of the cycleway be segregated to allay safety concerns?
35. In response to questions, Officers clarified:
- Car access to 4 properties would be via the cycleway, however, this was not considered to be a safety issue and the site management plan, to be secured by legal agreement, would include an appropriate requirement to secure modest signage to alert users.
36. The Committee discussed and debated the application, making the following comments:
- This was a good enhancement to the area and the provision of allotment space was welcomed.
 - Any concerns about possible loss of employments space had been addressed considering the lack of appetite to use this space by businesses.
 - The retention of the ditch was important.
 - It was positive that onsite bin storage was being addressed.
37. It was proposed and seconded to vote on the officer's recommendations, subject to the addition of a condition covering the management of onsite bin storage and collection.
38. **RESOLVED:**
1. That planning permission be granted, subject to the conditions set out in Section 10 of this report, and the addition of a condition covering the management of onsite bin storage and collection, the final form of words to be delegated to the Director of Planning in consultation with the Chair of the Committee, and a legal agreement to secure:
 - Five dwelling for affordable rent;
 - £58,000 towards the provision of affordable housing in the South Downs National Park;
 - Public access rights for non-motorised users along the part of the route of the disused Petersfield to Pulborough (via Midhurst) Railway that is within the application site; and
 - A strategy for the future landscape management and maintenance of the site.
 2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting of 11 July 2019.
39. Margaret Paren joined the meeting at 12:25pm

ITEM 12: AFFORDABLE HOUSING SPD – DRAFT FOR CONSULTATION

40. The Planning Policy Officer presented the report.
41. The Committee considered the report by the Director of Planning (Report PC19/20-04), and the update sheet, and made the following comments:
- How would the local connections test be applied in a parish which was split by the National Park boundary?
 - Would Figure 5 of the SPD setting out a schedule of financial contributions in lieu of on-site affordable housing be reviewed on a regular basis?
 - There was concern about what constituted a truly affordable home, but there were some good schemes, such as that in Lewes, that could be implemented elsewhere in the SDNP.
 - Page 74, paragraph 2.3 with regard to strategic policies should be more nuanced to account for site specific matters of critical importance.
 - Page 92, paragraph 3.7 on rural exception sites seemed to be at odds with SD4. The wording should be reviewed.
 - Page 80, para 2.20a, "advanced" could be clarified to mean having been through inspection.
42. In response to questions, Officers clarified:

- The local connection criteria would be applied to the whole parish where the parish was split by the National Park boundary.
 - A review of the SPD Figure 5 would take place annually.
43. It was proposed to vote on the Officer recommendation, subject to the amendment set out in the update sheet.
44. **RESOLVED:**
1. Approve the draft South Downs Affordable Housing Supplementary Planning Document (SPD) for public consultation (Appendix 1).
 2. Delegate to the Director of Planning, in consultation with the Planning Committee Chair, authority to make further minor changes to the SPD prior to public consultation including the addition of an Appendix 3: Model Section 106 Legal Agreement.

ITEM 13: SUMMARY OF APPEAL DECISIONS

45. The Planning Policy Officer presented the report.
46. The Committee considered the report by the Director of Planning (Report PC19/20-05).
47. **RESOLVED:** To note the outcome of appeal decisions.

ITEM 14: SAVE AND CARRY FORWARD SUPPLEMENTARY PLANNING DOCUMENTS TO THE SOUTH DOWNS LOCAL PLAN

48. The Planning Policy Officer presented the report.
49. The Committee considered the report by the Director of Planning (Report PC19/20-06), and made the following comments:
- What was the standing of local landscape character assessments (LLCA)?
50. In response to questions, Officers clarified:
- As LLCAs were endorsed rather than adopted they were not covered by this.
51. It was proposed to vote on the Officer recommendation, subject to the amendment set out in the update sheet.
52. **RESOLVED:**
1. Save and carry forward Buriton Village Design Statement as a Supplementary Planning Document.
 2. Save and carry forward East Dean and Friston Village Design Statement as a Supplementary Planning Document.
 3. Save and carry forward Liss Village Design Statement as a Supplementary Planning Document.
 4. Save and carry forward Lodsworth Parish Design Statement as a Supplementary Planning Document.
 5. Save and carry forward Worldham Village Design Statement as a Supplementary Planning Document.
 6. Save and carry forward Wealden Heaths Phase II Special Protection Area Supplementary Planning Document.

ITEM 15: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING

53. Thursday 8 August 2019 at 10am at the South Downs Centre, Midhurst.

CHAIR

The meeting closed at 12:55pm

Signed: _____