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SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **10.00 am** on **Thursday, 12th March, 2020** at the **South Downs Centre, Midhurst**

Trevor Beattie

Chief Executive (National Park Officer)

**AGENDA
PART I**

- 1. Apologies for absence**
- 2. Declaration of interests**
To enable Members to declare to the meeting any disclosable interest they may have in any matter on the agenda for the meeting.
- 3. Minutes of previous meeting held on 13 February 2020. (Pages 5 - 10)**
To approve as a correct record the minutes of the Planning Committee meeting held on
- 4. Matters arising from the previous meeting minutes**
To enable any matters arising from the 13 February 2020 Planning Committee minutes that are not covered elsewhere on this agenda to be raised.
- 5. Updates on previous Committee decisions**
To receive any updates on previous Committee decisions.
- 6. Urgent matters**
To consider any matters on the agenda which the Chair agrees should be considered as a matter of urgency due to special circumstances.

DEVELOPMENT MANAGEMENT

- 7. Application Number: SDNP/19/00913/FUL - Syngenta, Fernhurst (Pages 11 - 70)**
Local Authority: Chichester District Council.
Proposal: Construction of up to 210 dwellings (Use Class C3) and 233sqm of café (Use Class A3), retail (Use Class A1) and community use (Use Class D1 / D2) buildings, retention of existing Pagoda building and associated commercial use (Use Class B1) and landscaping and associated access and parking works, following demolition of the Highfield building and other buildings / structures.
Address: Former Syngenta Site, Henley Old Road, Fernhurst, West Sussex. GU27 3JE.
To consider a report by the Director of Planning (Report PC19/20-46).
- 8. Application Number: SDNP/18/05444/FUL - Garden Street Auction Rooms (Pages 71 - 96)**
Local Authority: Lewes District Council.
Proposal: Redevelopment of 'former auction rooms' into ten residential units comprising two no. two-bed split-level apartments, four no. three-bedroom houses and four no. four-bedroom houses.
Address: Garden Street Auction Rooms, Garden Street, Lewes. BN7 1TJ.
To consider a report by the Director of Planning (Report PC19/20-47).

9. **Application Number: SDNP/18/05206/FUL - Aldi House** (Pages 97 - 114)
Local Authority: Lewes District Council.
Proposal: Redevelopment of a Retail (A1) unit at Brooks Road, Lewes, with associated parking, servicing and landscaping to include a 1,254 sqm retail space.
Address: Aldi House, 1 Brooks Road, Lewes, East Sussex BN7 2BY.
To consider a report by the Director of Planning (Report PC19/20-48).
10. **Application Number: SDNP/19/04275/CND - Broad View Farm** (Pages 115 - 164)
Local Authority: East Hampshire District Council.
Proposal: Variation of Condition 2 of planning permission SDNP/16/03835/FUL for the repositioning and revised design of the farm shop/cafe and cycle store.
Address: Broad View Farm Blacknest Road Binsted Alton GU34 4PX.
To consider a report by the Director of Planning (Report PC19/20-49).
11. **Application Number: SDNP/19/03160/OUT - Lower Yard, Newton Valence** (Pages 165 - 208)
Local Authority: East Hampshire District Council.
Proposal: Outline: redevelopment of existing redundant farmstead with ten two storey dwellings (4 x 2 bed; 3 x 3 bed and 3 x 4 bed) six double car ports, parking area and upgraded access after demolition of existing buildings.
Address: Lower Yard, Selborne Road, Newton Valence, Alton, Hampshire.
To consider a report by the Director of Planning (Report PC19/20-50).

STRATEGY & POLICY

12. **Making of the Seaford Neighbourhood Development Plan** (Pages 209 - 266)
To consider a report by the Director of Planning (Report PC19/20-51).

Members of the Planning Committee

Alun Alesbury, Heather Baker, Pat Beresford, Thérèse Evans, Barbara Holyome, Diana van der Klugt, Gary Marsh, William Meyer, Robert Mocatta and Vanessa Rowlands

Ex officio Members (may participate on Policy items but not vote): Margaret Paren and Ian Phillips

Members' Interests

SDNPA Members have a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regard themselves first and foremost as Members of the Authority, and will act in the best interests of the National Park as a whole, rather than as representatives of their appointing body or any interest groups.

Members are required to declare any disclosable pecuniary interest that is not already entered in the Authority's register of interests, and any personal interest and/or public service interest (as defined in Paragraph 18 of the Authority's Code of Conduct) they may consider relevant to an item of business being considered at the meeting (such disclosure to be made at the commencement of the meeting, or when the interest becomes apparent).

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Public Participation

Anyone wishing to speak at the meeting should register their request no later than 24 hours before the meeting by e-mailing public.speaking@southdowns.gov.uk. The public participation protocol is available on our website www.southdowns.gov.uk/

Feedback

If you wish to give us feedback on your experience of the meeting please e-mail
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