

## **SOUTH DOWNS NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE 17 JANUARY 2019**

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

Present: Alun Alesbury (Chair), Barbara Holyome, Roger Huxstep, Doug Jones, Tom Jones, Robert Mocatta, Ian Phillips and Anthony Watts Williams.

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

Norman Dingemans

Officers: Tim Slaney (Director of Planning), Katie Kam (Solicitor), Richard Sandiford (Senior Committee Officer), Gill Welsman (Committee Officer) and Rob Ainslie (Development Manager).

Also attended by: Stella New (Senior Planner Development Management), Lucy Howard (Planning Policy Manager), Kevin Wright (Planning Policy Officer), Kirsten Williamson (Planning Policy Lead)

### **OPENING REMARKS**

296. The Chair 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: APOLOGIES FOR ABSENCE**

297. Apologies were received from Heather Baker, David Coldwell, Neville Harrison, Margaret Paren.

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

298. The Chair declared a general non-prejudicial interest on behalf of all Committee Members in relation to agenda item 8, as the named applicant applying on behalf of Jevington Village Trust, Jo Carr, was also a South Downs National Park Authority Member and therefore known to all those present.

299. Robert Mocatta declared a public service interest in agenda item 7 as he was the representative for East Hampshire District Council and County Councillor for Petersfield, the application was outside of his division.

300. Doug Jones declared a non-prejudicial interest in agenda item 8 as he had supported Jevington with their Village Design Statement, it was likely that he had met the public speakers.

301. Katie Kam declared a public service interest in agenda item 10 as an employee of West Sussex County Council. She was present in the meeting as the independent legal advisor and had not been involved with the West Sussex Minerals Plan.

### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 13 DECEMBER 2018**

302. The minutes of the previous meeting held on 13 December 2018 were signed as a correct record by the Chair.

### **ITEM 4: MATTERS ARISING FROM PREVIOUS MINUTES**

303. There were none.

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

304. The Director of Planning updated the Committee on the Inspectors Modifications to the Local Plan; the modifications were relatively minor and few in number. The Authority had already responded to the Inspector. There would now be an 8 week public consultation period to commence at the end of January/beginning February,. Responses from the consultation would be submitted to the Inspector who would then compile his Final Report

which, together with the Local Plan itself, would be taken to a full National Park Authority meeting in due course.

**ITEM 6: URGENT ITEMS**

305. There were none.

**ITEM 7: SDNP/I8/03672/CND - PENNS FIELD, HEATHFIELD ROAD, PETERSFIELD, HAMPSHIRE**

306. The Case Officer presented the application.

307. There were no public speakers for the item.

308. The Chair provided the Committee with clarification on the scope of what was under discussion by the Committee in relation to this being a Minor Material Amendment (MMA).

309. The Committee considered the report by the Director of Planning (Report PC01/19) and requested clarification as follows:

- Whether the opportunity to submit responses had been offered in the usual way.
- Confirmation that there had been no further comments received on this application.
- Confirmation that the development start date was the same as previously approved.
- Whether there was scope for condition 4 to be made a pre-commencement condition given that once slab level had been reached there was little flexibility for amending landscaping.
- Whether the Officers comments on sustainability had been considered when the amendments were made to condition 4.
- Whether the developer had addressed the design concerns in relation to the dominance of car parking.

310. In response to questions, Officers clarified:

- That there had been no further responses for the application.
- The date by which the application needed to have commenced still stood, the process did not allow the date to be changed. Permission would lapse if the development had not begun by 29 March 2020.
- There was recent government legislation regarding reducing the number of pre-commencement conditions. Condition 4 had been amended to reflect this legislation. Pre-commencement conditions had to be agreed by the applicant, with a 10 day consultation period for the applicant to respond. If condition 4 were to be changed by the Committee a 10 day consultation period would follow.
- Sustainability comments were covered by condition 25.
- There had been some amendments to elements of the scheme with regard to boundary and parking, plans had been amended as a result of the Design Officer's response.

311. The Committee discussed and debated the application, making the following comments:

- These were design based amendments which improved car parking and increased internal floor space of dwellings.
- There was concern about the impact of the revised design in relation to the policies in the submission version Local Plan on green infrastructure, energy efficiency and dependency on cars.
- There appeared to have been little consideration given to the streetscape and open space design.
- There was concern with regard to the road layout and the physical effect on soft landscaping.
- This was an attractively designed scheme with minor changes to the previously approved scheme.
- That changing conditions would cause further delay.
- Concern that conditions on future proposals would be compromised by the legislation on pre-commencements conditions.

312. It was proposed and seconded to vote on the officer's recommendation.

313. **RESOLVED:**

1. That planning permission be granted for the reasons and subject to the conditions set out in Section 10 of this report and subject to the completion of a Deed of Variation linking this variation application to the original permission and to the already secured S106 agreement with its obligations relating to:
  - A provision of 34 dwellings (40%) on site for affordable housing;
  - A contribution of £44,511 towards Public Open Space;
  - A contribution of £312,682 towards Highways Infrastructure;
  - A contribution of £103,920 towards Community Facilities;
  - A contribution of £66,493 towards employment opportunities (if requirements set out in the Agreement to provide on-site construction jobs are not met);
  - A contribution of £21,250 towards a community project worker.
2. That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the Deed of Variation is not completed or substantial progress has not been made within 2 months of the 17 January 2019 Planning Committee meeting.

**ITEM 8: SDNP/17/06502/FUL & SDNP/17/06503/LIS - JEVINGTON VILLAGE HALL, JEVINGTON, EAST SUSSEX**

314. The Case Officer presented the application.

315. The following public speakers addressed the Committee:

- Charles Rowney spoke in support of the application as a trustee of the Jevington Village Hall.
- Jennifer Binnie spoke in support of the application as the hall manager.
- Richard Churchman spoke in support of the application as the Chair of the Residents Association.

316. The Committee considered the report by the Director of Planning (Report PC02/19), the public speaker comments, and requested clarification as follows:

- Whether the current speed limit on this stretch of road was 30mph.
- Whether the simplification of use of materials as encouraged the Historic Buildings Officer had been addressed.
- Whether the visibility splay that was outside the red line was under the ownership of highways.

317. In response to questions, Officers clarified:

- The speed limit of the road was 30mph.
- The simplification of use of materials related to the entranceway and gabions. Alternatives were being looked at by the applicant. This would be covered by condition.
- Much of the bank was in the ownership of The Highway Authority who would maintain the verge. Should any section of the visibility splay be found to be in third party ownership, the visibility splay condition could be varied and in a manner to the satisfaction of the Highway Authority.

318. The Committee discussed and debated the application, making the following comments:

- This scheme was sensitive to the listed building, its location and the needs of the community.
- The development would benefit the community and visitors to the village.
- The treatment of the entrance access would be critical to retaining the character of the village.
- Concern over the access onto the road, this was a narrow section of road where cars paid little attention to speed.

- Suggestion that the speed limit for this stretch of road could be reduced to 20mph to ensure safety for both pedestrians and vehicles accessing the hall.
- Gabions were cost effective and could be effective if flint faced rather than concrete.
- The treatment and surfacing of hard areas and access points should be sensitive to the location.
- A reduction in traffic speed would further benefit the visibility of the entranceway.
- A glazed foyer would not normally be appropriate for a listed building, but was acceptable given its location on the back of the building.

319. It was proposed and seconded to vote on the officer's recommendations.

320. **RESOLVED:**

1. SDNP/17/06502/FUL: That the application be approved subject to the conditions set out at paragraph 10.1 of the report.
2. SDNP/17/06503/LIS: That listed building consent be granted subject to the conditions as set out in paragraph 10.2 of the report.

321. Norman Dingemans joined the meeting at 11:45.

### **ITEM 9: LEWES NEIGHBOURHOOD DEVELOPMENT PLAN DECISION STATEMENT**

322. The Planning Policy Officer presented an overview to the Committee and referred to the update sheet.

323. Ian Linton spoke in support of the Neighbourhood Development Plan as the Chair of the Steering Group.

324. Tom Jones declared a public service interest in the item as a Cabinet Member of Planning at Lewes District Council.

325. The Committee considered the report by the Director of Planning (Report PC03/19), and commented as follows:

- Lewes were to be congratulated on the plan. The co-ordinated approach of Officers, the Steering Group and the people of Lewes was to be commended.
- It was pleasing to see that the principle of Lewes Low Cost housing based on the average salary for Lewes, had been accepted by the examiner.
- It was good to see natural capital carried through the plan. This learning could be shared with other communities.

326. It was proposed and seconded to vote on the Officer recommendation.

327. **RESOLVED:** The Committee:

1. Noted the Examiner's Report and recommended modifications to the Lewes Neighbourhood Development Plan to meet the Basic Conditions.
2. Agreed to publish the 'Decision Statement' as set out at Appendix 2 of the report.

### **ITEM 10: UPDATE ON THE PROGRESS OF THE SINGLE ISSUE REVIEW OF THE WEST SUSSEX AND SOUTH DOWNS JOINT MINERALS LOCAL PLAN AND THE REGULATION 18 CONSULTATION**

328. The Planning Policy Lead presented an overview to the Committee and referred to the update sheet.

329. The Committee noted the progress of the JMLP Single Issue Review and the Issues and Options Regulation 18 Consultation Document.

### **ITEM 11: TO NOTE THE DATE AND VENUE OF THE NEXT MEETING**

330. Thursday 14 February 2019 at 10am at the South Downs Centre, Midhurst.

### **CHAIR**

The meeting closed at 12:10.

Signed: \_\_\_\_\_