

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**13 December 2012**

Attendance:

Councillors:

Jefferies (Chairman) (P)

E Berry (P)

Clear (P)

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P) (not SDNP 1)

Read (P) (not WCC 5&6)

Ruffell (P)

Scott (P)

Others in attendance who addressed the meeting:

Councillors Coates, Godfrey, Hiscock, Tait, Verney and Wright.

Others in attendance who did not address the meeting:

Councillors Humby and Wood.

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1. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC952 and Update refers)

The schedule of development control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC952.

Councillor Lipscomb also declared a disclosable pecuniary interest in respect of SDNP Items 1 and 2, because of his position as the Council's representative on the South Downs National Park Authority. He remained in the room and spoke and voted thereon under the dispensation granted by of the Monitoring Officer.

Councillor Ruffell declared a personal (but not prejudicial) interest in respect of SDNP Item 1 as the applicant was a friend of his wife. Councillor Ruffell spoke and voted thereon.

**Applications within the area of the South Downs National Park (determined on behalf of the National Park Authority (SDNP):**

The following item had speakers during public participation:

Item 2: 3 no. two bedroom dwellings etc – Land to the rear of Clematis, High Street, Droxford –12/02388/SFUL

Councillor Coates (a Ward Member) spoke against the application and Mr Dudley (agent) spoke in support.

In summary, Councillor Coates reported that the application was an example of ‘garden grabbing’ development, which would result in overdevelopment of the site and have a detrimental impact on the existing residents in the vicinity. The homes would also not be affordable. He also drew attention to the representation from Droxford Parish Council against the development. In particular, he referred to highway safety issues resultant from the site entrance being close to a blind bend of the busy A32, as well its impact on parking in the area.

In response, the Head of Planning Management explained that the proposed dwellings resulted in an overall density of 33 per hectare but these would be three 2 bedroom dwellings and by virtue of their size they would be less expensive than other larger developments. Attention was also drawn to highway issues having been resolved to the satisfaction of the Highway Engineers. This had included introduction of visibility splays. The Committee was also reminded that, despite recent changes to planning policy with regard to domestic garden redevelopment, this did not mean that applications of this sort could be refused solely on that basis.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 January 2012. This was because Members did not consider it possible to determine the application without first visiting the site, to assess the levels of the land in the area, the effect of the development on neighbouring properties, the character of the conservation area and also drainage of the site. The Sub-Committee would also refer to the impact of the proposals on parking and highway safety matters in the vicinity.

**RESOLVED:**

That the decisions taken on the Development Control Applications in relation to those applications within the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), subject to the following:

- (i) That, in respect of SDNP Item 2 (Land to the rear of Clematis, High Street, Droxford) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 January 2013.