

ITCHEN VALLEY PARISH COUNCIL
Planning Committee Minutes
Thursday 21st February 2019 7:00PM
Itchen Abbas and Avington Village Hall

Present: Cllr Langford (Chair) Cllr Appleby, Cllr Leigh, Cllr Moffat

In Attendance: M Leadbitter-Allen (Clerk), Cllrs Raimes & Cllr McWhirter (Tichborne Parish Council), Alison Matthews (member of public), David Helson (Chair Chilcomb PM)

Absent:

ACTION

1. Apologies

Cllr Riley, Cllr Jeffes

2. Approval of the Minutes and Matters Arising from the Meeting of 17th January 2019

The minutes were agreed as a correct record. The Chairman of that meeting Cllr Appleby signed the minutes.

3. Public Participation & Declaration of Interest

Members of the public Alison Matthew of Avington, Hilary Mullins of Chilcomb and Richard Goodall the agent for Matterly Estate.

There were no pecuniary interests were declared.

4. Planning Applications:

- (i) [Change of use of land from agriculture to mixed agriculture and holding of one music festival event and one sports endurance event in any calendar year including retention of wooden structures within woodland and minor alterations to existing access on A31, both associated with festival use \(L\)](#)

SNDP/18/06249/FUL Extended Deadline 28th February 2019

- Tabled Report from Martin Hendry, resident of Cheriton, on behalf of Cllr Pain, Cheriton Parish Meeting.
- Tabled Consultee Comment from Mr Neil Saunders, Chairman of Beauworth Parish Meeting
- Tabled Comments from Tichborne Parish Council submitted by their Clerk

The planning application was discussed at length between all present. The Chair, Cllr Langford went around the table and asked for everyone's views.

Chairman of Chilcomb Parish Meeting said that his parish had registered a few complaints over the years, mostly due to the levels of traffic that the festival brings. Mr Helson was unsure if he would be commenting on behalf of Chilcomb Parish meeting and would have a look to see if any Chilcomb residents had already commented on the SDNP planning portal.

Cllr Raimes of Tichborne Parish Council said that they would object to the application, it was a condition of the temporary planning permission given in 2016 until December 2019, that assessments would be completed to be made to measure the impact of the festival on the site and surrounds. If these assessments are not carried out Tichborne PC believe that 'due process' would not have been followed.

Alison Matthews, member of the public, said that she was concerned that if planning permission were granted for a permanent festival site it could) over time be modified and increase in size. The more people that attend, creates more noise and more traffic which in turn has a bigger impact on the environment.

Cllr Langford, explained to the meeting the difference between planning permission and licencing and suggested that a [Section 106](#) Agreement of the Planning Acts was a contract that could be used to control the attendance levels. (please see link for explanation)

Cllr Appleby felt it would be difficult to see how vast numbers of people at these events would achieve the Purposes and Duty of conserving the tranquillity of the National Park.

Cllr Moffat explained that the South Downs National Park had effectively bought into this use of the site as the festival was established before the National Park was.

Hilary Mullins, from Chilbomb, said that as it was only a few days of the year she wasn't really concerned about it going ahead.

Alison Matthews, as a member of the South Downs Partnership felt that a motocross event and festival went against the Purposes and Duty of a National Park and that also the people that enjoy The South Downs Way take exception to it being shut to ramblers, before, during and after the festival.

Richard Goodall said that it was only diverted for 8 days although Alison said the true figure was more than 8.

It was presented that it was a Policy of the SDNP is that if you can have a major development outside the Park then it should be held on that land and not within the Park. Cllr Langford suggested that as the festival site was established before the National Park this may not apply.

There was some discussion around the number of other events that would be held at the site throughout the year, with music, sporting, endurance, local and charity events using the site. Historically the site has been used for small events, but Alison

Matthews was concerned at the generic way in which the application has been worded which allowed for larger events.

Richard Goodall explained that the planning permission is only for 2 events a year and that the others would bring in only hundreds of people as a maximum, not thousands.

Cllr Appleby stated that the application is a blanket one in perpetuity, it is not definitive, it is premature, and the assessments will not be completed before the application date is reached. Cllr Appleby believes that the presumption would be for the events to obtain licensing once planning permission had been achieved.

Richard Goodall, agent for Matterley Estate, said that assessments were ongoing, and there is no requirement for an Impact Assessment to be performed once the temporary consent expires at the end of 2019.

There was some surprise at this, but Richard Goodall said that Rob Ainslee at SDNP had decided it was not necessary.

Cllr Leigh said that they hadn't gathered there to decide whether they liked the event, but he was concerned about the perpetuity of the application and agreed with Cllr Appleby that there should be a rolling permission of 10 years for an example. After which the application should be resubmitted and accessed.

Cllr Moffat stated that a lot of people locally and from further afield attended the event, bringing money into the local economy.

Chair, Cllr Langford thanked everyone for coming to the meeting and hoped that it had been of some benefit to all.

IVPC Councillors continued to discuss their views before deciding on a **Submission:** "IVPC object to a permanent festival site on the grounds that it is not compatible with the purposes and duty of a National Park, but would support a 5 to 10-year temporary permission to extend the current consent so as to continue to monitor the environmental impact"

Matters Arising:

(this was moved from number in consideration for the other Cllrs who were attended from neighbouring parishes)

WCC Planning Responses

- Update on WCC Planning Response Draft - moved to next meeting
- Update regarding informal discussion with the landowner, Cllr Langford said this had not happened and should be moved to the next meeting

YR/CL

CL

Planning Applications:

a) **SDNP/19100644/MNA**

[Proposal: Change of driveway alignment and its junction with Easton Lane](#)

Location: Lone Barn, Easton Lane Easton SO21 1DG

Decision: No objection, subject to improving lines of site.

This section of Easton Lane is part of the National Cycle Route 23 and traffic using the new driveway will do so at the bottom of a dip in the road where cyclists speed up on the downhill to make it easier on the uphill. Highways should be consulted so that the visibility splays comply with Development Control Advice Note 15.

b) **SDNP/19/00716/HOUS**

[Proposal: Side two storey extension, Re-build existing conservatory](#)

Location: 16 Little Hayes Lane Itchen Abbas SO21 1XA

Decision: No Comment

6 Items to be Considered at Next Meeting.

None

7. Date of next meeting: 21st March 2019 at 7:00pm.

Venue: Itchen Abbas and Avington Village Hall

Meeting Closed at 8:20pm