

**Minutes of a meeting of the
Adur Planning Committee
30 May 2017
at 7.00**

Councillor Carol Albury (Chairman)
Councillor Brian Coomber (Vice-Chairman)

**Councillor Les Alden
**Councillor Ken Bishop
Councillor Emily Hilditch
Councillor George Barton
Councillor Stephen Chipp
**Councillor Geoff Patmore

** Absent

Officers: Planning Services Manager, Solicitor and Democratic Services Officer

ADC-PC/001/17-18

Substitute Members

Councillor Paul Graysmark substituted for Councillor Geoff Patmore.

ADC-PC/002/17-18

Declarations of Interest

There were no declarations of interest.

ADC-PC/003/17-18

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 17 April 2017 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/004/17-18

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/005/17-18

Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/006/17-18

Public Question Time

The Chairman invited members of the public to ask questions or make statements about any matter for which the Council had a responsibility or which affected the District.

There were no public questions.

The Chairman closed the meeting at 7.35 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0246/17	
Site:	Land West of 183 Old Fort Road, Shoreham-by-Sea
Proposal:	Demolition of existing double garage and erection of two-storey two-bedroom detached house with solar array on roof.

The application was deferred from the previous Planning Committee meeting on 18 April 2017 in order to secure amendments to reduce the impact of the new dwelling on the neighbouring occupiers at No. 181 Old Fort Road.

The Planning Services Manager introduced the report and advised the Committee Cllr Joss Loader, Ward Councillor for Marine, had been unable to attend the meeting however, she had requested the Officer read out her comments in relation to the application.

In summary, Councillor Loader felt the applicant and architect had attempted to address the neighbour's concerns to a limited extent but had not removed the principal objections.

The Officer ran through the presentation again to remind Members of the detail and began by showing an aerial photograph of the site, indicating the irregular shape of the plot; an amended block and location plan; proposed elevations and views of the street scene.

The Officer advised the Committee of the amendments made since the last meeting which included the removal of the projecting bay bedroom window on the west elevation, and a privacy screen on the rear elevation to remove views from the rear garden steps toward the neighbouring property.

Officers remained of the view the application was acceptable and recommended Members grant permission.

There was a further representation from Mr Howard Carter (architect) in support of the application.

In light of the further amendments made to the scheme, the Committee were happy to approve the application.

Decision

That the application be **APPROVED**, subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials
4. The development permitted by this planning permission shall only be carried

out in accordance with the approved Flood Risk Assessment (FRA) (dated 07/11/2016) and the following mitigation measure detailed within the FRA (Table 1.0):

Finished floor levels are set no lower than 6.00m above Ordnance Datum (AOD).

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

5. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
6. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
7. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided for both the approved dwelling and existing dwelling at 183 Old Fort Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
8. Removal of PD rights for future extensions and outbuildings
9. Privacy screen at rear to be installed before first occupation in accordance with details to be agreed

Informatives:

1. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
2. Precautionary land contamination
3. PFA
4. Consideration should be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels
5. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water
6. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water.
7. The Local Planning Authority has acted positively and proactively in

determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Application Number: AWDM/1770/16	
Site:	Miller and Carter, 43 Manor Road, Lancing
Proposal:	Retention of a Bull Statue, garden umbrella, cold store, lighting to existing fence, glass balustrading to front access ramp and associated landscaping (Retrospective).

The application was brought to Committee on 18 April 2017 but was deferred for additional information relating to lighting and opening hours for the public house.

The Planning Services Manager advised one further letter had been received since publication of the report regarding disturbance caused by lighting.

The Officer advised that since the last Committee meeting, the Environmental Health Out of Hours Officer had visited a neighbouring property on 16 May 2017 and advised the bright lighting of Miller & Carter, and the numerous spotlights, did cause a statutory nuisance in Environmental Health terms. However, in their opinion, there was no issue with the uplighters lighting up the bull statue, nor the post lights in the rear garden, which were the subject of the planning application.

The Environmental Health Officer stated he would consider and investigate the spotlights which were causing nuisance, but stressed in terms of the planning application, there was no harm to the neighbour in respect of the brightness or intensity of the lighting.

The Planning Services Manager produced an aerial photograph of the site for Members and various photographs to assist in consideration of the application.

The Officer's recommendation to Members was for approval.

Decision

That the planning application be **APPROVED**, subject to any additional conditions from the Environmental Health Officer that are considered necessary in the interests of residential amenity, and the following conditions:-

1. Approved Plans
2. Lighting to be switched off after 00:30 daily (outside pub/restaurant opening hours)

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.