

**Minutes of a meeting of the
Adur Planning Committee
18 September 2017
at 7.00**

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

Councillor Les Alden	Councillor George Barton
Councillor Robin Monk	Councillor Stephen Chipp
**Councillor Emily Hilditch	Councillor Geoff Patmore

** Absent

Officers: Head of Planning & Development, Principal Planning Officer (Shoreham Harbour), Senior Lawyer and Democratic Services Officer

ADC-PC/020/17-18 Substitute Members

There were no substitute Members.

ADC-PC/021/17-18 Declarations of Interest

There were no declarations of interest.

ADC-PC/022/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 24 July 2017 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/023/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/024/17-18 Planning Application

The planning application was considered, see attached appendix.

ADC-PC/025/17-18

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.

ADC-PC/026/17-18

Tree Preservation Order

The Order referred to four trees growing in grass verges around the western end of the close of The Cotswolds, Southwick Green. The TPO was being considered as one resident intended to remove a tree on their land.

There was a further representation from Mrs Lesley Bridle, a supporter of the Tree Preservation Order.

Following the representation, the Committee unanimously agreed to confirm the Order.

Decision

That Adur Tree Preservation Order No.1 of 2017 be confirmed as made.

ADC-PC/027/17-18

**Proposed Submission Shoreham Harbour
Joint Area Action Plan (JAAP)**

The report sought consideration and comment on the Proposed Submission Shoreham Harbour Joint Area Action Plan (JAAP), together with supporting documents.

The JAAP is a strategy for the regeneration of Shoreham Harbour and surrounding areas. It includes proposals and policies for new housing and employment generating floorspace; and for upgrading flood defences, recreational and community facilities, sustainable travel, environmental and green infrastructure improvements.

The Principal Planning Officer reminded Members the last time the report was brought before the Adur Planning Committee was last autumn when they were asked to comment on the draft version of the Plan.

The Councils consulted on the revised draft between December 2016 and February 2017 and received 46 representations which had been taken into account in the preparation of the proposed submission JAAP.

The Officer advised the structure of the Plan had been simplified to avoid less confusion; references had been added to individual sites within the Western Harbour Arm; and repetition also avoided.

The Officer raised significant issues Members may feel need further consideration i.e. the building heights policy and the setting of the Kingston Lighthouse.

Members raised a number of queries which were answered in turn by the Principal Planning Officer and Head of Planning & Development.

The Committee considered the report and appendices and thanked the Officer for the excellent work carried out on the Plan.

Decision

The Planning Committee considered the report, the Proposed Submission Shoreham Harbour Joint Area Action Plan and Sustainability Appraisal, and agreed no substantive comments for the Joint Strategic Committee other than:-

- within the report, under 3. Context, 3.6, paragraph 4 (page 19), should read 'Proposed Submission Joint Area Action Plan' and not 'Proposed Submission Adur Local Plan'; and
- on page 164 of the report, under Strategic Objectives, Objective 6 should read 'flood risk and sustainable drainage and not 'flood risk and drainage'.

The Committee also raised concerns about transport infrastructure and stressed a need to ensure appropriate mitigation to avoid worsening the existing traffic and air quality issues along the A259.

These comments will be submitted to the Joint Strategic Committee meeting scheduled to take place on 10 October 2017.

The Joint Strategic Committee will be asked to recommend that Adur District Council, at their meeting on 2 November 2017 agree to the publication and submission of the plan.

The Chairman closed the meeting at 8.00 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0588/17	
Site:	52A The Green, Southwick
Proposal:	Second floor extension and conversion of existing roof space, ground floor rear extension with balcony over, new pitched roof over existing flat roof at rear with new balcony at second floor level.

The Head of Planning & Development began his presentation by showing Members an aerial photograph of the site. The Officer highlighted the existing property, which had a number of flat roof extensions at the rear and side, and its relationship to the property located to the north-east.

The Committee were shown the site plan, together with the existing and proposed plans which sought to improve the overall appearance of the property by trying to mirror the existing gable. Officers considered that in visual terms, the proposals would improve the appearance of the building and be an enhancement to the Conservation Area.

Objections had been received from the occupiers of the property to the north east, located 28 metres from the dwelling.

There were further representations from:-

Objector: Ms Lisa Da Silva
Ward Councilor: Cllr Peter Metcalfe
Supporter: Mr Mark Jackson

Members raised a number of queries with the Officer, which were answered in turn.

Members considered the proposal and agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans.
2. Standard 3 year time limit.
3. Materials to be agreed.
4. Ancillary accommodation only.
5. Obscure glazed rear ensuite bathroom window at second floor .