

**Minutes of a meeting of the  
Adur Planning Committee  
16 October 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:** Planning Services Manager, Senior Lawyer, Locum Lawyer, and Democratic Services Officer

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**ADC-PC/028/17-18**

**Substitute Members**

Councillor Brian Boggis substituted for Councillor Brian Coomber.

**ADC-PC/029/17-18**

**Declarations of Interest**

Councillor Geoff Patmore declared an interest in the first application to be considered, The Luxor, Station Parade, stating he was predisposed to approve the scheme however, came to the meeting with an open mind and had no pecuniary interest.

**ADC-PC/030/17-18**

**Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 18 September 2017 be confirmed as a correct record and that they be signed by the Chairman.

**ADC-PC/031/17-18**

**Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**ADC-PC/032/17-18**

**Planning Applications**

The planning applications were considered, see attached appendix.

**ADC-PC/033/17-18**

**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 7.46 pm it having commenced at 7.00 pm.

**Chairman**

Application Number: AWDM/0969/17	
Site:	<b>The Luxor, Station Parade, South Street, Lancing</b>
Proposal:	Conversion and enlargement (including second- floor roof extension and enlargement of rear tower) to provide 12 no. self-contained flats on rear ground, first, second and third floors including associated elevation alterations, balconies and roof terrace together with rear parking, bin and cycle storage, replacement shopfront and new entrance lobby to flats.

The Planning Services Manager began his presentation by showing the Committee Members aerial views of the site, together with photographs. The Officer highlighted the main physical changes, and Members were shown various plans to assist in consideration of the proposal.

The Officer advised there was nothing further to add to the report, and stated the application was recommended for approval.

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

One Member referred to the report and remarked the Contaminated Land Officer had identified a possible risk of asbestos in the building, and asked whether a contamination report had been prepared. The Officer believed not at present, but advised the safe removal was dealt with by separate legislation but that an informative could be added advising the applicant of the potential risk.

There were no further representations.

The Committee were pleased to see the scheme come forward for consideration and that the proposal would be in keeping with the area.

Members also acknowledged a great deal of work had been undertaken by Officers to ensure this scheme came to fruition and thanked them for their time on the application.

The Committee unanimously voted in favour of the application.

### **Decision**

That the application be **APPROVED**, subject to completion of a satisfactory Section 106 Obligation to secure the infrastructure and affordable housing contributions, implement the EV charge-point and to undertake to bring the bins to the edge of the public highway on Collection Day, and the following conditions:-

1. Approved plans
2. Standard time limit

3. Agree and implement materials and external finishes (including windows, doors and shopfront)
4. Agree and implement architectural details (including refurbishment of existing features)
5. Agree and implement new and replacement windows and doors
6. Agree and implement hard and soft landscaping
7. Agree and implement garden walls/fences (Flat 1)
8. Agree and implement refuse store
9. Agree and implement cycle store
10. Provide and retain parking spaces for domestic use of flats
11. Agree foul and surface water drainage in consultation with Southern Water
12. Ground-floor unit limited to retail (Class A1)
13. Agree Construction Management Statement
14. Limit hours of construction
15. No roof plant or other externally sited plant
16. Water Efficiency

Application Number: AWDM/0857/17	
Site:	<b>78 Greentrees Crescent, Sompting</b>
Proposal:	Retention of timber built car storage outbuilding in rear garden.

The Planning Services Manager reported there had been one further comment received since publication of the report. The Arboricultural Officer had stated he did not believe ordinary plants would survive if planted on the screen on the side of the building, and that an ivy screen fence panel would be more appropriate.

Members were shown an aerial view of the site, together with a number of plans and photographs. The Officer advised the building would require planning permission given its close its close proximity to the boundary.

The Officer stated the key issue for Members to consider was the impact upon neighbouring properties, particularly No 37, as the building ran across the entire width of the property's rear boundary.

Officers were of the opinion the application should be refused due to the building's length, height and proximity to neighbouring rear gardens, and as such adversely affected the amenities of neighbouring properties.

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

There was a further representation from Mr Alex Leiserach, the owner of the outbuilding.

After a short debate, the majority of the Members agreed the Officer's recommendation to refuse the application.

### **Decision**

That retrospective planning permission be **REFUSED**, as the proposed building by virtue of its length, height and proximity to neighbouring rear gardens adversely affects the amenities of these neighbouring properties. The proposal therefore fails to comply with the guidance as set out in the National Planning Policy Framework and policy 15 of the Submission Adur Local Plan 2015.

Application Number: AWDM/1420/17	
Site:	<b>Ex Graham Wood Structural Limited, Chartwell Road, Lancing Business Park</b>
Proposal:	Application to vary condition 1 of previously approved AWDM/0130/17. Amendments: Raise site level by 0.6m and warehouse building be increased by 0.6m accordingly.

The Planning Services Manager advised there was nothing further to add to the report since publication.

The application sought an amendment to previous permissions granted in 2016 and 2017, and came to Committee as classed a major application due to its size.

Members were shown an aerial view of the site and details of the elevations.

The proposal was to raise the site level by 0.6m, to avoid the necessity of material being taken off the site, and the raising of the warehouse building by 0.6m accordingly.

The recommendation was for approval.

One Member requested that solar panels be considered by the applicant as appeared to be a massive expanse of roof. The Officer agreed the Member's request.

### **Decision**

That permission be **GRANTED**, subject to the following condition:

1. Amendment of approved plans list (other conditions remain applicable to the development)

Application Number: AWDM/1375/17	
Site:	<b>Land south of Loose Lane, Sompting</b>
Proposal:	Restoration of upper section of the Broadwater Brook tributary of the Teville Stream involving the excavation of a new channel, construction of three silt traps, part infill of existing channel and restoration of surrounding land.

The Planning Services Manager reported a couple of additional comments; one from the County Council's archaeologist who confirmed he had no objection to the application subject to the implementation of standard condition 5; and the other from the Environment Agency also raising no objection subject to the inclusion of contamination condition no. 3 of the report.

The Committee were shown an aerial view of the site. The Officer advised the application primarily affected land within Adur, with a small section within Worthing Borough Council, which had its own separate application to consider.

The Officer referred Members to the Masterplan and some photographs taken of the site area and stated the recommendation was for approval.

Members unanimously voted 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. Contamination
4. Surface water and pollution prevention measures
5. Archaeology
6. Restoration of land on completion