

**Minutes of a meeting of the
Adur Planning Committee
13 November 2017
at 7.00**

**Councillor Carol Albury (Chairman)
Councillor Stephen Chipp (Vice-Chairman)

Councillor Les Alden	Councillor George Barton
**Councillor Brian Coomber	Councillor Emily Hilditch
Councillor Robin Monk	Councillor Geoff Patmore

** Absent

Officers: Planning Services Manager, Solicitor and Democratic Services Officer

The Chairman advised the registered speaking time allowed had been increased to 5 minutes.

ADC-PC/034/17-18

Substitute Members

Councillor Brian Boggis substituted for Councillor Brian Coomber.

Councillor Neil Parkin substituted for Councillor Carol Albury.

Councillor Stephen Chipp chaired the meeting in Councillor Carol Albury's absence.

ADC-PC/035/17-18

Declarations of Interest

Councillor Brian Boggis declared an interest in item 1, AWDM/1282/17, Civic Centre Staff Car Park, Ham Road, as Executive Member for Regeneration. The Councillor advised he had a predisposed view on the application however, came to the meeting with an open mind and would consider the conversations and objections raised.

Councillor Neil Parkin declared an interest in item 1, AWDM/1282/17, Civic Centre Staff Car Park, Ham Road, as Leader of the Council however, came to the meeting with an open mind.

ADC-PC/036/17-18

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 16 October 2017 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/037/17-18

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/038/17-18

Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/039/17-18

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 8.04 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/1282/17	
Site:	Civic Centre Staff Car Park, Ham Road, Shoreham-by-Sea
Proposal:	Erection of four storey office development (Use Class B1) with associated car parking and landscaping.

The Planning Services Manager advised Members of further additions to the report since publication of the agenda.

There had been two further letters of objection received; a second representation from 92 Gordon Road, stating loss of light due to overshadowing and loss of privacy as the development would overlook their garden; and a first objection from 90 Gordon Road stating the proposed building was too long, too high, too intrusive, too sunlight stealing, threatened storm drains, the proposal was not in keeping architecturally and would be an eyesore.

The Officer further advised numbers 86 to 110 Gordon Road, all on the southern side of the road, had objected with one exception.

There were also further comments from the consultees for the proposal. The Officer confirmed Southern Water did not own the sewer on the site and regarding contamination, there were no further outstanding matters.

In terms of air quality, the Environmental Health Officer (EHO) had stated the assessment procedures followed and conclusions reached were acceptable. They also commented that the mitigation calculation had resulted in a value of £19,000 to be spent on parking spaces for low emission vehicles and electric vehicle charging infrastructure. The EHO had felt it was likely that the residual sum would remain and that any outstanding funds from the mitigation fee should be used to deliver the Air Quality Action Plan. The response from the applicant had been that the tenants would be responsible for the fit out of the building and as a Council commissioned project any money saved under mitigation measures would not be expended but would reduce the funding requirement for the proposal.

The WSCC Lead Local Flood Authority Officer had commented there was no objection to the application on surface water flood risk grounds.

The Officer advised there was one final outstanding matter regarding transport infrastructure. The applicant had submitted further information that stated the required TAD contribution of over £120,000 was not justified as a reduction in car parking at the site from the previous use, and the proposed scheme to be funded was not related to future uses of the site. The Committee were advised the scheme to be funded was for a re-designed forecourt at the railway station, to

enhance the setting of the station and offer safer cycle pedestrian routes from the station along Brunswick Road to Ham Road or East Street.

Members were advised the County Council's response to the applicant had been that they considered all trips associated with the development could be considered as new because the car park was not being used. They stated that the requirement for funding originated from the Shoreham Area Transport Regeneration Study and considered that the contributions met the tests as stated in the CIL regulations. The County Council had therefore requested that the contribution be paid.

Officers had considered the matter further and were concerned that the County Council had taken such a stance, and believed the scheme to be funded was desirable, not essential, and concluded that the payment quoted was not considered justified. Members were also advised the scheme was dependent on funding from the Local Fund Growth bid.

The Officer advised the recommendation would remain as stated, i.e. without a contribution/legal agreement.

Members were also advised of an amendment to condition 12.

The Committee were shown an aerial view of the site, a number of various plans and photographs to assist in consideration of the application.

At the conclusion of the presentation, some Members raised queries which were answered in turn by the Officer.

There were further representations from:-

Objectors: Mr Peter Reglar
 Mr Sam Cole

Supporter: Mr Graham Stephens

Members discussed the application at length, with some raising concerns with relation to the height of the proposed building, setting a precedent, its impact upon the dwellings in Gordon Road and allocation of car parking spaces.

However, the majority of Members agreed the Officer's recommendation to grant permission, concluding it was a brownfield site made for development, the scheme had good transport links and much needed employment space in Adur.

Decision

That planning permission be **GRANTED**, subject to the following conditions:

1. Development in accordance with approved plans
2. Full Permission

3. The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development
4. The Development shall be implemented in accordance with the submitted drainage strategy detailing the proposed means of foul and surface water disposal and implementation timetable, unless otherwise agreed in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.
5. No driven or percussive piling is to be carried out within 3 metres either side of the centre line of the Southern Water gravity sewers, rising mains or water mains. It is noted that however that depending on ground conditions, type and depth of piles that piling at a greater distance may have an adverse impact upon public sewers, rising mains and water mains. This should be considered by way of a Risk Assessment for any piling proposed for the development. A copy of the Risk Assessment is to be provided to Southern Water prior to carrying out any piling on site.
6. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use
7. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
8. The development hereby permitted shall be implemented in accordance with the submitted Construction Environmental Management Plan. The Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall additionally provide details of public engagement both prior to and during construction works including with residents in Gordon Road.
Reason: In the interests of highway safety and the amenities of the area.
9. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.
10. Within 3 months of the occupation of the development, the development hereby permitted a BREEAM Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.
11. The development hereby permitted shall proceed in accordance with the submitted schedule of materials in the Design and Access Statement unless otherwise agreed in writing with the Local Planning Authority.
12. The development to be carried out with the amended desk study ground investigation and risk assessment report dated 10 November 2017.

13. Confirmation of site levels
14. The development hereby permitted shall proceed in accordance with the submitted landscaping details in the Planting Strategy unless otherwise agreed in writing with the Local Planning Authority.
15. Hours of working 0800-1800 Monday to Friday, 0900 to 1300 Saturdays, no working on Sundays, Bank or Public Holidays
16. Use Class Restriction B1
17. The development hereby permitted shall proceed in accordance with the submitted lighting details in the Lighting Strategy unless otherwise agreed in writing with the Local Planning Authority.

Informatives

A formal application for sewer diversion is required under S185 of the Water Industry Act 1991 in order to abandon/divert any public sewer

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Application Number: AWDM/1330/17	
Site:	St Julian's Church, St Julian's Lane, Shoreham-by-Sea
Proposal:	Construction of footpaths to improve disabled access.

The Planning Services Manager advised there was nothing further to add to the report therefore, Members were shown an aerial view of the site, together with a number of photographs.

The Committee Members unanimously voted in favour to approve the application.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Hand dig only within root protection areas