

**Minutes of a meeting of the
Adur Planning Committee
18 December 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

ADC-PC/040/17-18

Substitute Members

Councillor Paul Graysmark substituted for Councillor Geoff Patmore.
Councillor Kevin Boram substituted for Councillor George Barton.
Councillor Lee Cowen substituted for Councillor Les Alden.

ADC-PC/041/17-18

Declarations of Interest

There were no declarations of interest.

ADC-PC/042/17-18

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 13 November 2017 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/043/17-18

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/044/17-18

Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/045/17-18

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/046/17-18

**Tree Preservation Order (TPO) -
56 The Green, Southwick**

The Officer stated the published report invited Members to consider whether a proposed TPO should be confirmed at the site of 56 The Green. A map of the trees in question was shown to the Committee.

Members were being asked to consider whether there was a public amenity interest in the trees. The Officer advised the trees were visible on the Green, in an attractive area of Southwick, hence the Officer's recommendation to confirm the Order.

A couple of Members raised queries with the Officer, which were answered in turn.

There was a further representation from an objector, Mr Lee Balthazor.

The Committee briefly considered the report and unanimously agreed the Officer's recommendation to confirm the Order.

Decision

The Committee agreed that Adur Tree Preservation Order No 2 of 2017 be confirmed as made.

The Chairman closed the meeting at 8.10 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/1508/17	
Site:	80 Old Shoreham Road, Shoreham by Sea, West Sussex
Proposal:	Retention of commercial use as workshop, storage and sales on ground floor with associated office on part of first floor; part conversion of remainder of first floor of existing building and first floor extension over existing ground floor at rear to provide 1no. 2-bedroom flat and 1no. 1-bedroom flat with balconies at front and rear and associated alterations. Erection of garage/storage space/cycle store on northern (rear) boundary of site. (Amended re-submission of AWDM/1090/17).

The Planning Services Manager advised there was nothing further to add to the report and therefore began his presentation by showing the Committee Members an aerial photograph of the site.

The Officer informed Members the application followed refusal of an application earlier in the year for a larger proposal.

Members were shown the plan for the previously refused scheme, and were advised Officers had been concerned with the design and form of the extension, a proposed flat-roofed extension on an already flat-roofed building.

The extension on the revised scheme was higher as it incorporated a traditional pitched roof but in terms of design Officers felt it was more in keeping with the main part of the building. The scheme also included a proposed garage and storage building.

To conclude, Members were shown floor plans and photographs to assist in their consideration of the application.

The Officer's recommendation was for approval.

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

There were further representations from:-

Objector: Mr Edward Dilley
Ward Councillor: Councillor Neil Parkin
Supporter: Mr Paul Craig

Members discussed the application and the majority were happy to agree the Officer's recommendation however, requested two further conditions be added, i.e. obscure glazing as set out within the report and 3 parking spaces to be reserved for residents at the front of the site.

Decision

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

1. Approved Plans
2. Standard time limit
3. Materials
4. Cycle Parking
5. Refuse provision
6. CMP
7. Surface water drainage
8. Balcony screen to be provided before use
9. Extension windows to be obscure glazed below 1.7m above the floor level on the NW side of the building.
10. 3 parking spaces to be reserved for residents at the front of the site.
11. To be constructed in accordance with FRA
12. A scheme for protecting the proposed dwellings from traffic noise shall be submitted to and approved in writing by the by the Local Planning Authority. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014 and shall have regard to the principles contained within the World Health Organisation community noise guidelines. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.
13. The use hereby permitted shall not commence unless and until an insulation scheme for protecting the upper floor residential units from noise from the ground floor commercial use has been submitted to and approved by the local planning authority. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) for all floors. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.
14. Full contaminated land

Application Number: AWDM/1661/17	
Site:	Sussex County Football Association, Culver Road, Lancing
Proposal:	Installation of 4no. 50 sitting/standing sheltered stands to East side of pitch. Levelling of adjacent area to south of proposed stands for storage of goals when not in use.

The Planning Services Manager advised Members there was nothing further to add to the report and began his presentation by showing an aerial photograph of the site.

The Officer briefly outlined the application which included reference to the site plan and photographs.

Members raised a couple of queries, which the Officer answered in turn.

The Committee agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Construction Management Plan

Application Number: AWDM/1491/17	
Site:	Adur Tidal Walls Scheme Reach W5: Land to East of A259 Brighton Road bridge and to North of Beach Green/Riverside Road
Proposal:	Variation of condition 24 of AWDM/1614/15 relating to amended drawings for the design and construction of the Environment Agency's Shoreham Adur Tidal Walls Scheme at Riverbank Reach (Reach W5).

The Planning Services Manager advised Members there was nothing further to add to the report, and briefly outlined the application for Members.

The application sought amendment to the previously approved Adur Tidal Walls Scheme in relation to Reach W5 (The Riverside reach), which was one of the 10 reaches that made up the scheme.

In summary, the Officer informed Members the flood wall had moved position slightly and had become wider as a result of the works, primarily to avoid disruption to the existing footpath.

Member were shown technical plans to assist in their consideration of the application and were further advised consultation had taken place with the houseboat owners as the scheme had progressed.

In terms of its visual impact, Members were advised there would be very little difference from that previously approved, and therefore the Officer's recommendation was to approve.

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

There were further representations from:-

Objectors: Ms Rosalind Turner & Mr Michael Chandler

During the debate, Members requested the Case Officer contact the Environment Agency and West Sussex County Council to raise a public liability issue in respect of the footpath. The Committee also requested that the forthcoming application for access steps to reach W5 be determined by the Planning Committee.

The Committee Members unanimously agreed the Officer's recommendation to grant permission.

Decision

That the variation of condition 24 be **GRANTED**, subject to the following conditions:-

The development hereby permitted shall be implemented in accordance with the following approved plans:

Planning Drawing – Overview IMSO000648-MMC-01-XX-DR-C-1030 P01 received 5 September 2017

Drawing List IMSO000648-MMC-01-W5-DR-C-2900 P01.1 received 5 September 2017

Map of Existing Services IMSO000648-MMC-01-W5-DR-C-2913 P01.1 received 5 September 2017

Site Clearance & Demolition IMSO000648-MMC-01-W5-DR-C-2915 P01.1 received 5 September 2017

Reach Overview IMSO000648-MMC-01-W5-DR-C-2930 P01.1 received 5 September 2017

General Arrangement IMSO000648-MMC-01-W5-DR-C-2931 P01.1 received 5 September 2017

Typical Upstand Wall IMSO000648-MMC-01-W5-DR-C-2934 P01.1 received 5 September 2017

Stanchion Post Details IMSO000648-MMC-01-W5-DR-C-2936 P01.1 received 5 September 2017

Typical Upstand Wall Further Details IMSO000648-MMC-01-W5-DR-C-2937 P01.1 received 5 September 2017