

**Minutes of a meeting of the
Adur Planning Committee
26 March 2018
at 7.00**

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

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| 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/061/17-18 Substitute Members

There were no substitute Members.

ADC-PC/062/17-18 Declarations of Interest

Councillor George Barton declared an interest in Items 5.1 and 5.2 as he had been lobbied by members of the public on the two applications.

ADC-PC/063/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 19 February 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/064/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/065/17-18 Planning Applications

The planning applications were considered, see attached appendix.

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.

Mr Barry Hillman, from Buckingham Road, raised queries with the Planning Services Manager on the recent Appeal decision made on AWDM/0301/17 - 48 Buckingham Road BN43 5UD:

1. When the inspector makes a site visit, apart from the applicant, who else is involved?

It would depend whether it was an accompanied or unaccompanied visit. He believed on this occasion it was an unaccompanied visit, therefore the Inspector alone attends. An accompanied visit would include the applicant's representative, the Council, together with the Inspector.

2. The approval was subject to the applicant having to submit a Travel Plan. Does the Plan come before the Committee for approval or does an Officer pass it?

A Travel Plan is usually approved in consultation with the County Council's Travel Plan Co-ordinator.

3. If the Traffic Plan is not adhered to what action can the Council take?

Enforcement action would be considered in order to agree the details are adhered to.

4. Since the Inspector has overturned the Committee's decision is the Council subject to a penalty?

There was no award for costs made and therefore no penalty.

The Chairman closed the meeting at 8.02 pm it having commenced at 7.00 pm.

Chairman

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| Application Number: AWDM/0098/18 | |
| Site: | Land South of Units 1 to 7 Lady Bee Industrial Park, Albion Street, Southwick |
| Proposal: | Erection of 14 commercial units in three blocks for use classes B1 (business) and B8 (storage or distribution) with associated car parking, cycle storage and landscaping |

The Planning Services Manager advised Members of some amendments to the proposed conditions set out at the end of the report. He stated condition 8 could be removed as Technical Services had clarified not necessary; condition 19, the hours of work, the applicant had suggested be amended to 06:00-22:00 hours, which Officers had agreed; and finally a small amendment to condition 20 to omit the wording 'as specified in the approved pre-assessment document'.

The Officer referred to an email which had been sent to the Committee by the applicant regarding contributions in respect of the West Sussex County Council (WSSCC) transport contribution and advised he would refer to that aspect of the application within his presentation.

Members were shown an aerial view of the site, location plan, site plan, elevation details, together with Computer Generated Images (CGIs) and photographs to assist in their consideration of the application. Officers had agreed the proposed scheme and design were acceptable, and felt the site was appropriate for development.

In conclusion, the Officer referred back to the remaining issue of the transport contribution, which WSSCC had advised would be in excess of £43,000. Officers felt that should a contribution be sought by WSSCC, it would need to be for an identified and costed specific scheme. In this regard, the Officer referred Members to page number 12 of the report, where it had been stated the money would be spent on upgrading bus stops in the vicinity of the site. The Officers felt Members may wish to debate that aspect of the application as the matter remained outstanding..

The Officer's recommendation was for approval subject to the outstanding matter regarding the sustainable transport contribution to offset the traffic impacts of the development.

Members raised a number of queries with the Officer which were answered in turn. These included:-

- the 'vague' description of the transport contribution sought by WSSCC;
- the proposed installation of PV panels on all buildings;
- clarification regarding prevention of oil, within surface water, entering canal;

- amendment to hours of use condition; and
- the cumulative impact of traffic on proposed developments in the area.

There were no further representations at the meeting.

The Committee considered the application at length, and although in favour of the proposed scheme and its design, together with the generation of employment, they were of the opinion WSCC should identify a specific and costed scheme to be funded.

A Member thanked the Planning Services Manager for his assistance on the application.

Decision

The Committee agreed the application be delegated to Officers for **APPROVAL**, in consultation with Members of the Committee, and to receive, within 28 days of the date of the Committee, specific costings on an identified scheme(s) from West Sussex County Council to justify any transport infrastructure payments to be secured by a legal agreement, and subject to the following amended conditions:-.

1. Approved Plans
2. Standard 3 year time limit
3. Construction Management Plan
4. Contaminated land
5. Landscaping details
6. Foul and surface water drainage
7. To be carried out in accordance with FRA
8. Cycle parking
9. Car parking and turning space
10. Electric vehicle charging points to be provided
11. Samples of materials to be submitted and approved
12. Waste storage provision
13. Use for B1 & B8 only
14. No outside storage
15. No outside working
16. No external lighting unless agreed
17. No roof plant
18. Hours of working – 6am -10pm
19. Shall be constructed to BREEAM Very Good standard.

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| Application Number: AWDM/0107/18 | |
| Site: | 2 Southwick Square, Southwick |
| Proposal: | Change of use from retail (A1) to micropub (A4). |

The Planning Services Manager advised one further letter of support had been received since publication of the report. A letter had also been received from the original objector who had stated that, subject to conditions set out by the Environmental Health Officer being met, they no longer objected to the micropub opening hours being extended to 23:30 hours on Friday and Saturday nights.

Subsequently, the Committee were advised there would be an amendment to the proposed planning conditions listed at the end of the report. Conditions 6 and 10 would be deleted and be incorporated in a revised condition 3 to state that music shall only be played up until 23:00 hours with the music noise level not to exceed 75db. Should that condition be satisfied, condition 4, the hours of use, would be amended as set out below.

The Officer briefly outlined the application and Members were shown an aerial view of the site, existing and site plan and photographs to assist in their consideration of the application.

The recommendation was to grant permission with the amended conditions.

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

There was one registered speaker in support, the Ward Councillor Angus Dunn.

Once the applicant confirmed any smoking would take place in the rear yard with ashtrays provided, Members unanimously voted in favour of the application.

Decision

The Committee **APPROVED** the application, subject to the deletion of conditions 6 and 10, with condition 3 to be amended to state that music shall only be played up until 23:00 hours only, the music noise level not to exceed 75db and the hours of use to be amended to read:

'The A4 public house hereby permitted shall only be open for trade and business between 12.00 and 22.30 hours on Monday to Thursday, 12.00 to 23.30 hours on Fridays, Saturdays and all UK public holidays (including but not limited to Bank Holidays, Christmas Eve, and Easter weekend). On New Years Eve the premises is permitted to remain open until 01.00 hours. On normal Sundays the permitted opening hours are 12.00 to 20.00 hours. In all instances the times set out include drinking-up time.'

1. Approved Plans
2. Standard 3 year time limit
3. Prior to opening as a micro pub a sound insulation scheme shall be submitted in writing to the Local Planning Authority for approval to protect the residential property above the proposed drinking establishment. Music shall only be played up until 23:00 hours, and the music noise level not to exceed 75db. After installation and prior to opening as a micro pub the insulation scheme shall be tested to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. Such measures shall be maintained at all times thereafter.
4. The A4 public house hereby permitted shall only be open for trade and business between 12.00 and 22.30 hours on Monday to Thursday, 12.00 to 23.30 hours on Fridays, Saturdays and all UK public holidays (including but not limited to Bank Holidays, Christmas Eve, and Easter weekend). On New Years Eve the premises is permitted to remain open until 01.00 hours. On normal Sundays the permitted opening hours are 12.00 to 20.00 hours. In all instances the times set out include drinking-up time.
5. There shall be no preparation/cooking/heating-up of hot or cold food on the premises. Only cold food shall be served to customers on the premises.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only as a micro-pub as described in the supporting material submitted with the application and for no other purpose within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification, except by grant of a separate planning permission by the local planning authority.
8. There shall be no tables or chairs in connection with the approved use of the building on the front forecourt of the premises.
9. No more than 49 customers (covers) on site at any time.

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| Application Number: AWDM/0234/18 | |
| Site: | 20 Manor Road, Lancing |
| Proposal: | Application for consent under Adur Tree Preservation Order 162/3/73 (L) to reduce height and spread by up to 2-3 metres one Chestnut tree T2. |

The Planning Services Manager briefly outlined the application for Members and advised Lancing Parish Council had raised no objection.

The Committee were shown photographs of the tree and advised Officers recommended consent be granted.

Once the proposed works were confirmed by the Officer, the Members unanimously voted in support of the Officer's recommendation.

Decision

The Committee **GRANTED** consent, subject to the following conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: In the interest of visual amenity.

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| Application Number: AWDM/1901/17 | |
| Site: | 20 Manor Road, Lancing |
| Proposal: | Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace Purple Leaf Plum tree in front of property in North Lancing Conservation Area. |

The Committee were shown an aerial view of the site, together with photographs, and the Officer briefly outlined the application. The Officer reiterated that once the tree had been felled, a new species had to be agreed within two years.

The recommendation was to grant permission.

Members unanimously voted in favour of the application.

Decision

The Committee **GRANTED** consent, subject to details of the new tree regarding species type and planting location being submitted within 2 years of the existing tree being felled.