

**Minutes of a meeting of the
Adur Planning Committee
23 April 2018
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/067/17-18

Substitute Members

Councillor David Simmons substituted for Councillor George Barton.

Councillor Kevin Boram substituted for Councillor Emily Hilditch.

ADC-PC/068/17-18

Declarations of Interest

There were no declarations of interest.

ADC-PC/069/17-18

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 26 March 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/070/17-18

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/071/17-18

Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/072/17-18

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 7.15 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0098/18	
Site:	Land south of Units 1-7 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 ran through the visuals prior to presenting the report for the benefit of the substitute Members, who had not attended the previous committee meeting held on 26 March 2018.

The Committee were shown an aerial view of the site, together with a number of photographs from which could be seen an undeveloped area in need of some form of development. Members were also shown the location plan, site plan, elevations and photo montage.

The Committee were reminded that the main debate at the previous committee meeting had been about the need or otherwise for a transport infrastructure contribution. The County Council had requested a sum in excess of £40,000 and there was doubt the County Council could justify that payment.

The Officer advised that since the last committee meeting, there had been some further views expressed by the applicant's agent regarding the proposed transport infrastructure contribution. Some provision had previously occurred, as the Port Authority had already paid for the installation of two bus shelters, the total cost being in excess of £11,000, which was not part of any planning application.

It had also been stated by the applicant's agent that *'they would be grateful if Members were reminded that the Port Authority is a non-profit community organisation and an integral part of the Regeneration Partnership. As such, they have the best interest in working with the Council to improve transport highways and access arrangements more generally in future, as set out in the Joint Area Action Plan (JAAP) and Masterplan.'*

Regarding viability, the Officer advised it had been hoped the development would be commenced in the summer, hopefully in August 2018. He also stated that during the Local Plan examination, for the recently adopted Local Plan, there were viability assessments presented to the Inspector in terms of the likelihood of bringing forward industrial developments, more particularly in the Harbour, but also in the wider District. Those studies had shown that such developments would normally have a negative viability margin. The applicant had confirmed that should the contribution be paid, the development would no longer be viable.

In conclusion, Officers were of the view that the transport infrastructure contribution had not been justified by the County Council, hence the recommendation, with amended conditions, as stated in the report on page 9.

Some Members raised queries on the presentation, which the Officer answered in turn to their satisfaction.

The Committee voted unanimously to agree the Officer's recommendation.

Decision

That planning permission be **GRANTED**, with no transport infrastructure payment to be made on the scheme, and subject to the following conditions (as agreed at the meeting held on 26 March 2018):-

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.