

**Minutes of a meeting of the
Adur Planning Committee
9 July 2018
at 7.00**

Councillor Carol Albury (Chairman)
Councillor Pat Beresford (Vice-Chairman)

Councillor Les Alden	Councillor George Barton
**Councillor Stephen Chipp	Councillor Brian Coomber
Councillor Lee Cowen	**Councillor Robin Monk

** Absent

Officers: Planning Services Manager, Solicitor and Democratic Services Officer

ADC-PC/008/18-19

Substitute Members

Councillor Kevin Boram substituted for Councillor Stephen Chipp.

The Chairman advised Councillor Robin Monk had arranged for Councillor Paul Graysmark to substitute for him however, the Councillor was unwell and therefore the Committee would be down by one Member.

ADC-PC/009/18-19

Declarations of Interest

Councillor Kevin Boram declared an interest in item 5.3, AWDM/0671/18, 25 Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing, as the WSCC representative on the Airport Consultative Forum but came to the meeting with an open mind.

ADC-PC/010/18-19

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 4 June 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/011/18-19

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/012/18-19**Planning Applications**

The planning applications were considered, see attached appendix.

ADC-PC/013/18-19**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.

A public question was raised by Ms Christine Gunter as follows:-

Why is it that the New Monks Farm/IKEA development, which is far more complex than the Free Wharf application, is being rushed through on the 18th July in advance of publication of responses from key consultees, including the South Downs National Park Authority and Highways England and without sufficient time for consultation responses to the many challenges this development presents.

Ms Gunter was advised by the Chairman that as her question was submitted outside of the deadline for receipt of questions for the meeting, a written response would be provided by the relevant Officer within 3 working days. Councillor Cowen however agreed with Ms Gunter that it was being rushed through and that the Committee had only been given 4 weeks notice of the meeting.

Another public question was raised by Ms Barbara O'Kelly as follows:-

Given the burgeoning amount of research that links air pollution to heart disease, lung disease, dementia, and more recently diabetes, why, with all the proposed development in Adur, particularly with IKEA, are the automatic monitors not measuring particulates? How can informed decisions be made when evidence is not available, especially as the NO2 levels at Grove Lodge the last week of June were as high as the mid 60's. So we know what the nitrogen dioxide levels are using the diffusion tubes, but very often the automatic monitoring machines measure more accurately and you will often find if you compare diffusion tube readings with particulate machine readings that the particulate machine readings, which also measure nitrogen dioxide, are higher. We are only getting nitrogen dioxide readings, not particulate, and they are far more dangerous. How can informed decisions be made when evidence is not available. There is a moral responsibility to keep residents safe and for that you need evidence. I don't know how making planning decisions on such major developments can be carried on when you don't have accurate, adequate, up-to-date statistics on particulate levels. Not to have

those is negligent as it's our health. The more traffic we get with the development the higher level of particulates and costs the NHS billions every year.

Ms O'Kelly was advised by the Chairman that as her question was submitted outside of the deadline for receipt of questions for the meeting, a written response would be provided by the relevant Officer within 3 working days.

The Chairman closed the meeting at 9:00 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0942/17	
Site:	Land to the North of 20-40 Firle Road, Lancing
Proposal:	Demolition of existing bungalow (No.20), construction of new access road, including alterations to part of the Firle Road footpath, and erection of 9no. detached two storey houses (2 x 2 bed, 5 x 3 bed and 2 x 4 bed), with 34 parking spaces and an ecology corridor surrounding the proposed development. (Play area and pedestrian access to the South Downs removed).

The Chairman, Councillor Carol Albury, advised the Committee that she would not be chairing the first application on the agenda, AWDM/0942/17, Land to the North of 20-40 Firle Road, Lancing. The Councillor stated she was the Ward Councillor; a resident in the area; had been personally involved throughout the application and therefore elected to leave the room when the item was considered.

The Councillor confirmed the Vice-Chairman, Councillor Pat Beresford, would chair the item, and that there would be a short adjournment following consideration of the application to allow time for those within the public gallery who wished to leave before the other applications were considered.

The Planning Services Manager advised the Committee there were two further representations to report since the agenda was published. These were from existing objectors making comments on the report, and the Officers summarised these for Members to assist in their consideration of the application.

The Officer reported that further comments had been received from the Council's Technical Services department, in relation to the amounts of chalk, or otherwise, to be taken off the site. The Officer confirmed that no chalk would be taken off the site and he had no concerns in relation to drainage.

WSCC had further commented regarding highways matters, stating they had reviewed the plans again, and maintained their view that the development met current National Policy guidelines and did not object to the application.

The Officer began his presentation by showing Members an aerial photograph of the site, advising the application sought permission for the demolition of an existing dwelling, 20 Firle Road, the construction of a new access road and erection of 9 detached two storey houses.

Members were also shown a number of plans that accompanied the application, together with photographs taken at the site, which included those showing the development's relationship to other properties in the vicinity.

The Officer concluded his presentation by advising Members the recommendation was to grant permission.

A number of Members raised queries on the presentation for clarification by the Officer, summarised as follows:-

- negotiation of higher density of housing on site with contribution to affordable housing;
- comments from WSCC Highways on access road with 8 metre kerb radii;
- on site street and security lighting;
- WSCC Highways site visit and TRO for the area opposite the entrance;
- safety measures/disposal of chalk on site - construction management plan;
- confirmation of road widths of Firle Road and width of pavement in relation to turning vehicles; and
- safety aspect of access road in winter months.

The Officer answered queries to the Members' satisfaction.

There were further representations from:

Objector: Ms Sandra Grant
Ward Councillor: Cllr Carson Albury
Supporter: Mr James Breckell

The Committee Members debated the proposal and raised a number of issues, which included the possible under-development of the site, access road safety concerns and the setting of the development within the area.

In conclusion, the Members agreed to overturn the Officer's recommendation and voted unanimously to refuse the application.

Decision

That planning permission be **REFUSED**, on the grounds:-

The proposed development by virtue of its scale, siting and design would fail to reflect the prevailing character of the area and would have an overbearing impact upon the local environment and the amenities of neighbouring properties. The proposal therefore conflicts with the National Planning Policy Framework, advice within the Planning Practice Guidance and policy 15 of the Adur Local Plan 2017.

The meeting was adjourned at 8.17pm, and reconvened at 8.26pm.

Application Number: AWDM/0479/18	
Site:	75 Manor Road, Lancing
Proposal:	Demolition of existing detached bungalow and erection of a pair of two storey 3 bedroom semi detached houses with associated landscaping, new wider vehicular access and formation of two parking spaces for each house.

Councillor Carol Albury returned to the meeting and resumed the chair.

The Officer advised there was nothing further to add to the report and therefore began his presentation by showing the Committee an aerial photograph of the site, location site plan and proposed elevations.

Members also viewed an illustration of the street scene, both existing and proposed, and a number of photographs which showed the proposal's relationship with neighbouring properties to assist their consideration of the application.

The Officer's recommendation was to refuse the planning application for the reasons set out in the report.

A Member raised a query on the presentation regarding the history of the houses opposite the proposal and wondered how they were built in a Conservation Area. The Officer was unaware of the history and advised the Member that the Committee had to consider the planning application on its individual merits.

There were further representations from:

Objector: Mr Withcombe
Mr Michael Preston-Roberts
Supporter: Mr James Breckell

The Committee Members considered the application, with the majority agreeing the Officer's recommendation to refuse for the reasons given.

Decision

That planning permission be **REFUSED**, for the reason(s):-

The site is within an area designated as a Conservation Area and the proposal, by reason of its excessive scale, height, layout, design and form would be out of character with the scale and form of development adjoining the site and would fail to preserve or enhance the character or appearance of the Conservation Area. The proposal represents overdevelopment and would be detrimental to the visual and residential amenities of the locality therefore conflicting with policies 15 and 17 of

the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework

Application Number: AWDM/0671/18	
Site:	25 Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing
Proposal:	Change of use of 25 Cecil Pashley Way from a B1(a) office unit (aviation-associated offices) to allow both Aviation and Non-Aviation based B1(a) office use. Minor external alterations to windows on east elevation.

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

The Officer referred Members to Policy 7 of the Local Plan, which specifically related to development at Shoreham Airport. Although the adopted Policy sought to retain aviation-related uses as a preference in such non-airside locations, it stated that non-aviation uses would be supported.

The Officer concluded his presentation by showing Members proposed and existing elevation drawings and stated he felt there would be little impact on the character of the area. As stated in the report, Officers had received comprehensive marketing information which supported the applicant's claim there had been no interest in the unit by aviation-related businesses.

The Officer's recommendation was to approve the planning application.

Decision

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

1. Approved Plans
2. Time limit
3. B1(a) use only
4. Cycle parking