

**Minutes of a meeting of the
Adur Planning Committee
18 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: Head of Planning and Development, Planning Services Manager,
Solicitor and Democratic Services Officer

ADC-PC/014/18-19

Substitute Members

Councillor David Simmons substituted for Councillor Carol Albury.
Councillor David Balfe substituted for Councillor Lee Cowen.

ADC-PC/015/18-19

Declarations of Interest

There were no declarations of interest.

ADC-PC/016/18-19

Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 9 July 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/017/18-19

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/018/18-19

Planning Applications

The planning applications were considered, see attached appendix.

The Chairman closed the meeting at 10:50 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0961/17	
Site:	Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing
Proposal:	Hybrid planning application seeking (1) Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via a new roundabout on the A27, landscaping, two additional football pitches and other associated infrastructure (including pumping facility at the River Adur); (2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and (3) Outline planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school, and landscaping. The application is accompanied by an Environmental Impact Assessment. <i>(Amended Description)</i>

As there was a large presence at the meeting, the Chairman introduced himself, the Committee Members and Officers to the members of the public in the gallery. He explained the reason why, as Vice-Chairman, he was chairing the evening's meeting, and the protocol chosen for registering speakers.

The Chairman read out an amended description of the proposal.

The Head of Planning & Development began his presentation by showing the Committee Members a plan of the proposed development and indicated the key elements.

The Officer advised the application was extremely controversial, with over 1,500 letters of representation received, the majority being against the proposal. The Officer appreciated the committee report was a lengthy document to comprehend, but he stated this was due to the complexity and level of interest shown in the application. In response to concerns that Members did not have enough time to read the long report the Officer indicated that the report was provided to Members five clear working days before the meeting and was no less time than other planning reports and was required by legislation.

The Officer referred to the addendum report which included an amended description of the proposal, and made reference to two additional football pitches for Brighton and Hove Albion Football Clubs (B&HAFC), an integral part of the application from inception. These were an extension to the Brighton & Hove Albion training facility and the Officer confirmed they would not be floodlit. Members were advised by the Officer that the amended description was to

provide further clarity but it did not amend the application as the pitches had been included in all plans and supporting information throughout the planning process.

The application was submitted approximately a year ago, and had included a significant number of detailed plans, supporting statements and an Environmental Statement. To address a number of technical matters, the Council and the applicants had sought advice from a number of independent consultants.

The Officer said there had been much comment as to whether the proposal complied with the adopted Adur Local Plan. Within the Plan, the land at New Monks Farm had been allocated for mixed use development comprising a minimum of 600 houses and a minimum of 10,000 square metres of employment floorspace. The Local Plan Inspector had required some flexibility in the policy as a result of the District's housing and employment needs.

The Head of Planning and Development advised there were three key issues identified that would affect the defined built up area boundary, i.e. viability, drainage and landscaping. These matters were covered in some detail within the committee report.

The Officer referred to the Country Park element of the planning application, not only added as a recreational resource, but as a landscape buffer to the development because of the sensitive nature of the site.

The Officer stated the Committee Members, like many in the public gallery, were familiar with the area and that Members had recently attended a formal site visit.

The Officer introduced a number of aerial photographs, further plans and a number of photographs to summarise key elements of the proposal and to assist Members in their consideration of the application. As with all planning applications, the Officer felt the Committee Members needed to weigh up the public benefits of the scheme against any identified harm in terms of landscape and heritage assets, which were detailed within the report.

The Officer referred Members again to the addendum, which included an amended description of the proposal, additional consultation responses from Historic England and West Sussex County Council, additional representations, the applicant's response to the report, planning conditions, planning assessment and an amended recommendation.

The scheme proposed that all vehicular traffic to the site would be via a new roundabout junction from the A27 however, the first 249 dwellings would be accessed initially via Hayley Road. The proposed roundabout would be completed prior to IKEA opening.

The Officer advised concerns had been raised regarding pedestrian, cycle and horse rider access and confirmed the application provided two crossings of the A27 to replace the existing provision at the Sussex Pad Junction.

In terms of drainage, the housing layout incorporated and enhanced the existing ditches through the proposed residential area but this reduced the amount of developable land and this resulted in part of the development extending beyond the indicative built up area boundary.

The Officer moved on to discuss the housing within the scheme and how Officers had worked with Cala Homes to improve the design and layout. Overall Officers felt they had achieved a good standard of design of home for the residential element of the proposal. The Members were shown images of the properties as an indication of the overall design quality, layouts proposed and landscaping.

The Officer spoke on the visual impacts of the development and the key views of the IKEA store. He stated the amended Environmental Statement had produced a new Landscape and Visual Impact Assessment (LVIA) and considered a number of key issues in terms of views of the development from Mill Hill, the railway line, Lancing College and footpaths across to Hoe Court Farm. The amended LVIA concluded that there would be a moderate adverse impact from some areas but a major adverse impact from the footpath linking Sussex Pad to Hoe Court Farm and from Mill Hill.

The Members were shown photo montages of the proposed IKEA store and the Officer explained the mitigation measures that had been discussed. These included additional landscape planting, a reduction of IKEA corporate colours, the addition of louvres and reduction in illumination within the car park.

The Officer referred again to the Country Park element of the proposal which was originally submitted as being 28 hectares of land between the eastern boundary of the housing development and the western boundary of Shoreham Airport. After some discussion, the area identified specifically for the Country Park had been reduced to 25.5 hectares, less than the minimum required by the Local Plan.

The Officer spoke regarding the pumping station, situated just south of the Old Toll bridge, and the proposed drainage strategy outlined in the report, for the development.

The Officer emphasised there was a duty on Members to consider any adverse visual impact on the setting of the National Park (and the objectives of the Park to to preserve natural beauty and also the duty placed on planning authorities to have due regard to preserving the character and setting of listed buildings and conservation areas. He said there was a need for Members to balance the public benefits of development with any identified harm.

The Officer referred to the addendum report, and spoke regarding heritage assets, particularly the Blister Hangar and the applicants offer to relocate the building. Whilst the development would impact on the setting of the Dome trainer there was the opportunity to also enhance its setting and there were benefits in terms of allowing public access to the ancient monument. Historic England welcomed some of the mitigation measures identified but still expressed concern about the impact of the development on the setting of Lancing College.

Lancing College had concerns about the lack of a 4th arm to the new roundabout to serve Coombes Road and it felt that it would have an adverse impact on the future viability of the College. The applicant had been in discussion with the College to address the issue but the Officer advised the matter was not a requirement of the planning application. However, the applicant had stated they would use reasonable endeavours to work in partnership.

In conclusion, the Officer referred once again to the amended recommendation, particularly the issuing of any decision would be delegated to the Head of Planning and Development subject to the completion of a legal agreement.

The Members were then invited to raise any questions with the Officer specifically on the presentation.

These queries were answered comprehensively in turn by the Officer and included:-

- the viability assessment of the scheme;
- the proposed development's impact on the A27 and town centre;
- location of new school - air quality issues;
- shared ownership housing and availability for local residents;
- construction traffic issues; and
- IKEA and the environmental impact of the proposed development.

There were further representations at the meeting from:-

Registered Objectors: David Johnson, CPRE Sussex
Gerry Thompson, Shoreham Society
Mark Milling, Lancing College

Stuart Matthews
Christine Gunter
Mike Croker

Lancing Parish Council: Ms Gina Scotting

Ward Members: Councillor Lee Cowen
Councillor Liz Haywood

(In their absence, the Chairman read out both Ward Members' representations)

Adur Members: Councillor Andy McGregor (in objection)
Councillor Brian Boggis (in support)

Registered Supporters: Colin Hannan
Geoff Edwards
Serena Page

Martin Perry, the applicant

The Members debated the proposal at length and raised some advantages and disadvantages of the proposed development. The majority of the Committee recognised and supported the wider economic and housing benefits the New Monks Farm scheme would deliver for the local economy however, raised concerns on the impact of the proposed development on the highway and heritage assets.

Towards the conclusion of the meeting there was further debate regarding the access to Lancing College/Coombes Road and the lack of a 4th arm for Coombes Road. Some Members felt this would have a detrimental impact on the future of the College, their business and community events. Nevertheless, the Officer advised the applicant had agreed to use reasonable endeavours to implement the 4th arm if planning permission was granted by the South Downs National Park and funding was available.

Legal advice was given to Members of the Committee in relation to the ongoing discussions with Lancing College and the construction of the 4th arm.

The majority of the Committee Members were still concerned about the environmental impact of the proposed IKEA store and considered that further mitigation measures should be secured. They also felt further discussions should be held in relation to the proposed 4th arm of the proposed roundabout to serve Coombes Road. It was resolved, therefore, to defer the application for further investigation into these matters.

Decision

That the application be **DEFERRED** to enable:

1. IKEA to undertake further work in relation to the environmental impact of the proposed development taking into account the objections received; and
2. further discussions to be undertaken with Lancing College in relation to the proposed 4th arm of the proposed A27 roundabout.