

**Minutes of a meeting of the
Adur Planning Committee
6 August 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, Lawyer and Democratic Services Officer

ADC-PC/019/18-19 Substitute Members

Councillor Clive Burghard substituted for Councillor Robin Monk.

ADC-PC/020/18-19 Declarations of Interest

There were no declarations of interest.

ADC-PC/021/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 18 July 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/022/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/023/18-19 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/024/18-19

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.

There were no public questions.

The Chairman closed the meeting at 8.23 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0709/18	
Site:	85-89 Brighton Road, Shoreham-by-Sea
Proposal:	Demolition of existing clubhouse for Sussex Yacht Club and reconfiguration of site including the erection of new clubhouse on south-east part of site with car park to north-east part of site and boatyard and workshops/stores on west part of site. Realignment of vehicular access, new pedestrian entrance from west and associated landscaping and external works.

The Head of Planning and Development introduced the report, advising the application was to demolish the existing clubhouse building, which was shown on the aerial photograph; for the site to be re-configured; a new clubhouse erected, together with a number of ancillary buildings.

The Officer advised Members the application was submitted following a lengthy discussion and negotiation with the Council in relation to the provision of a new flood defence wall along the frontage of the site.

The proposal included a new pedestrian entrance at the west end of the site with a walkway, steps and decking to allow an outside space for views of the river and improved connectivity with the town centre.

The Committee Members were shown a number of photographs of the site and the surrounding area.

The Officer advised the key issues had been the design and appearance of the development; dealing with Highway issues; the revised access position; impact on the Conservation Area; views of the St Mary De Haura church from the opposite riverbank and impact on intertidal mudflats and a small area of saltmarsh.

The Committee Members were shown photographs, which included the existing clubhouse building, a range of ancillary storage and workshop buildings for the use of the Yacht Club site, the existing slipway, and a view of the Church from the opposite riverbank.

The Officer referred Members to the comment from the Conservation Area Character Appraisal & Management Strategy that identified the view of the Church tower from directly south of the site on the opposite riverbank on Shoreham beach as being a key point for viewing the town in its setting. Officers had been concerned as to how the revised location of the proposed building might impact on views, and Members were shown a verified view showing the clubhouse building in position. The main tower was still visible however, the proposed building did block some view of the body of the Church.

The Officer referred to external materials chosen for the proposed building, in particular the metal roof which Officers felt could cause reflection and prevented the building blending in with the surrounding Conservation Area. He advised the applicants had been looking at alternatives and there was a matt darker grey colour Officers felt would be more appropriate which could be covered by condition.

Members were shown further Computer Generated Images (CGI's) of the proposal to assist in their consideration of the application, together with the Design and Access Statement which ran through some of the design principles, and included flood defence discussion, layout of the site, and the position of the new freestanding workshops and storage buildings running along adjacent to the A259.

Officers were still awaiting the detailed design of the flood defence wall and therefore it was unclear how much of the storage/workshop buildings would be visible from the A259. However, there was a need to improve the appearance of this elevation where it was visible above the wall and this could be secured by planning condition. There was for instance scope to apply boarding to parts of this elevation where visible.

The Officer also advised comments had been received from the Adur District Conservation Advisory Group, where half of its Members had raised design concerns about the replacement Yacht Club, particularly on the north elevation however, he confirmed Officers had no such design concerns for what was a more secondary elevation.

In concluding his presentation, the Officer suggested Condition 8 be removed regarding stopping up as this was a matter covered by other legislation and therefore unnecessary. However, Officers still awaited final comments from the Highway Authority but the indication was that its concerns had been addressed. Progress had been made with the other consultees, i.e. the Environment Agency, Natural England and Sussex Wildlife Trust but the final sign-off from these consultees was still awaited.

The applicant had requested amendments to the standard wording of the conditions for BREEAM and the Construction Management Plan to avoid delays to the project commencing on site and the suggested amendments were considered reasonable by your Officers.

The Head of Planning advised the Committee that it was felt appropriate planning permission be delegated for approval, subject to satisfactory comments from the consultees referred to and amendment to the conditions regarding BREEAM and the Construction Management Plan.

A number of questions for clarification were raised by the Committee, which were answered in turn to their satisfaction. One of the queries raised was regarding disabled access to the changing rooms inside the building.

While the plans had shown accessible changing facilities on the ground floor these were separate from the general changing rooms. The Officer agreed the

local Access Group had raised some concern on this point and the matter had been discussed with Building Control. However, there were two representatives from the Yacht Club in attendance and with the Chairman's agreement, Mr Terry Kinch came forward to speak to the Committee and he alleviated Members' concerns.

Following a short discussion, the Committee Members welcomed the proposed scheme and unanimously agreed the Officer's amended recommendation to approve the planning application.

Decision

That permission be delegated for **APPROVAL**, subject to satisfactory comments from West Sussex County Council Highways, the Environment Agency, Natural England and Sussex Wildlife Trust; the deletion of condition 8 relating to necessary stopping up orders; amendments to the standard wording for BREEAM and the Construction management plan in order to avoid delays to the project starting on site; and the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. To be constructed in accordance with recommendations in Ecological Appraisal
4. Contaminated land
5. Materials
6. Construction management plan
7. Hours of construction
8. Conditions required by WSCC Highways
9. Car parking
10. Access
11. Secure compensatory habitat
12. Details of bin store design to be submitted and approved
13. Details of pedestrian entrance gates to be agreed
14. Demolition and clearance of existing buildings
15. Building to meet Very Good BREEAM rating
16. Landscaping

Application Number: AWDM/0464/18	
Site:	72 Old Fort Road, Shoreham-by-Sea
Proposal:	Demolition of existing dwelling and outbuildings and erection of new replacement two-storey dwelling with balconies to front and rear, two detached garages to front and patio to rear.

The Head of Planning and Development introduced the report for the demolition of an existing dwelling and outbuildings and erection of a two-storey dwelling.

The Officer stated the key issues for consideration related to the overall design of the proposed dwelling and its relationship and impact on neighbouring properties.

The Committee were shown a proposed site plan and the Officer advised a number of the Members had attended a site visit and were familiar with the site. However, the Committee were shown a number of photographs of the site and surrounding area to assist Members in their consideration of the application, in particular, the proposal's relationship and impact on neighbouring properties.

The Officer advised there had been some discussions and concerns about the boundary between the property to the west of the proposal, No. 70 Old Fort Road. Shortly before the committee meeting, the architect had clarified with Officers that no brick boundary wall would be erected as they had considered it more appropriate to allow access to the adjoining neighbour's garage wall but there was no intention to use the neighbours land.

The Officer then ran through the design of the proposed building, which had been the subject of various revisions, and referred to the objections to the proposal and specifically raised those made by the neighbour at No. 74 Old Fort Road which were loss of light and privacy issues. However, on balance, Officers felt the loss of light and outlook would not have a significant impact to warrant a refusal of the scheme.

The applicant had provided a measured site survey and an amended drawing, and the Officer confirmed the boundary would remain as existing and not the wall of the neighbour's garage.

The Officer's recommendation was for approval.

The Members raised queries on the presentation with the Officer for clarification, which were answered in turn.

There were further representations from:

Objectors: Peter Jarman

Ashley Wright

Supporter: James Breckell

Following the representations, the Officer spoke further regarding the boundary and loss of light issues for Members' clarification.

The majority of Members having considered the application and the points raised by the objectors voted to agree the Officer's recommendation.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Samples of materials to be submitted side elevations should be of a light coloured material to protect residential amenity.
4. Removal of PD including outbuildings/loft
5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (March 2018) and the following mitigation measures detailed within the FRA:
Finished floor levels are set no lower than 6.60 metres above Ordnance Datum (AOD).
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
To reduce the risk of flooding to the proposed development and future occupants.
6. Hours of work
7. No development shall take place until details of hard landscaping proposed to the rear and side of the dwelling have been submitted and approved, including, levels and sections at the rear and side to include the proposed patio and any side pathways.
8. No development shall take place until details of means of enclosure including heights, sections and finish have been submitted to and approved by the LPA. The approved boundary treatment shall be installed prior to commencement of works and shall remain in place at all times during construction and once development is complete this shall be maintained as agreed at all times unless otherwise agreed in writing by the LPA.
9. Obscure glazing, east and west non openable windows opening fanlights at first floor.
10. Balcony privacy screens front and rear balconies.
11. No part of the development shall be first occupied until such time as the parking and vehicular access has been constructed to a maximum width of 6.4m. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the submitted plans, this includes garages for vehicular and cycle parking. These spaces shall thereafter be retained for their designated use.

12. Front boundary treatment shall not exceed 0.6 metres to not restrict pedestrian visibility.

Informatives:

1. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to arrange for the Access Protection Line (APL) to be extended across the existing dropped kerb access point on to Old Fort Road.
2. PFA
3. Contaminated Land
4. *Vehicle Crossover – Minor Highway Works*
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission goes not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>
Online applications can be made at the link below, alternatively please call 01243 642105.
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>
5. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
6. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
7. Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

8. Proactive with amendments