

**Minutes of a meeting of the
Adur Planning Committee
5 November 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, Adur Planning Policy Manager,
Solicitor and Democratic Services Officer

ADC-PC/037/18-19 Substitute Members

Councillor Clive Burghard substituted for Councillor Robin Monk.

ADC-PC/038/18-19 Declarations of Interest

There were no declarations of interest.

ADC-PC/039/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 3 October 2018 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/040/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/041/18-19 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/042/18-19

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.

ADC-PC/043/18-19

**Supplementary Planning Document for
Consultation - Demonstrating Genuine
Redundancy of Employment Sites**

A draft Supplementary Planning Document (SPD) had been produced to support Policy 25 of the adopted Adur Local Plan. The Committee Members were being asked to note the document prior to publication for public consultation.

The Adur Planning Policy Manager introduced the report and reminded the Committee that Policy 25 sought to protect employment sites in the Adur Local Plan area. The Officer stated there were very few opportunities for new development in the area, pressure for housing and sites were being lost from employment use to housing.

The Officer advised that in certain circumstances, where planning permission was required, the SPD would assist in assessing whether the site could be released or not.

Members were advised Policy 25 stated that where planning permission was required, non B-class uses would not be permitted at the 3 main business sites in Adur - Lancing Business Park, Shoreham Airport and Dolphin Road Industrial Estate, Shoreham-by-Sea, and that the SPD was designed for those employment sites outside of those 3 sites.

The Officer outlined the information required by the SPD and advised that Members were being asked to note the draft SPD, and forward any comments to the Executive Member for Regeneration to consider prior to approving the document for 6 week consultation.

Members raised queries with the Officer, which were answered in turn to their satisfaction.

Decision

The Committee noted the draft SPD, and agreed the report be forwarded to the Executive Member for Regeneration for consideration prior to approving the document for consultation.

The Chairman closed the meeting at 8:05 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0954/18	
Site:	Land at 7 to 27 Albion Street, Southwick
Proposal:	Demolition of 11-27 Albion Street and redevelopment to provide a total of 50 flats comprising 15 affordable flats and 35 market flats within two blocks of 4-6 storeys in height (plus undercroft car parking to the rear and landscaping) and the refurbishment of 7-9 Albion Street (to provide 6 flats within the existing building), including dormers to east and west roofslopes.

The Head of Planning and Development began his presentation by showing Members an aerial view of the site. He advised the application related to a terrace of 6 houses, a detached house and a semi-detached pair of properties on the north side of Albion Street, along the A259. The land was owned by the Council but divided by an area of land owned by a third party where a boat was being stored and an unregistered strip of land.

Members were shown the proposed ground floor plan and the Officer highlighted key elements of the proposal. There would be a central access point which would provide parking to the rear of the affordable block, 13 spaces, and 37 spaces for the market flats, with part of the parking undercroft.

The Committee Members were shown a number of photographs, which included the existing Council buildings, now in a a poor condition, vacated and boarded up.

The Officer felt the scheme would enhance the local area with its bold and contemporary design, and very different from the existing development in the area. The buildings were generally five storeys high, with a six storey element set back from the frontage before stepping down to five storeys at either end.

Members were shown an artist's impression of the scheme to assist in their consideration of the application and were advised Officers had negotiated various changes to the design as the application progressed. Overall, Officers were pleased with the architectural approach and quality, both for the market and affordable housing; felt the scheme would create a landmark building on the site, and hopefully set the tone for further development coming forward to the east and west.

There had been no objection from a transport/highways aspect however, the Officer referred to the ongoing proposal to try and incorporate a dedicated cycle path on the south side of the A259. He advised a compromised scheme had come forward whereby a 1 metre and a 1.2 metre strip had now been reserved along the frontage of the site which would help to deliver the cyclepath on the south side of the A259.

The Officer concluded his presentation by advising the proposal incorporated 30% affordable housing and Officers had now had confirmation from the applicant that the affordable rent would be 100% social rent.

Members raised queries with the Officer, which included:

- the layout of rooms;
- the unregistered strip of land;
- communal heating systems; and
- Solar panels.

The Officer answered the queries to the Members' satisfaction.

One Member requested clarification from the Officer regarding the number of properties for use by Adur Homes.

To assist the Officer, Derek Beck, who had been working on the development on behalf of the Council, addressed the Committee to clarify. He stated the new block of 15 would be affordable, the new block to the east of 29 units would be private for sale and the refurbished block in the semi-detached houses of 6 units would be private for sale.

Members voted unanimously in favour of the application.

Decision

That, subject to completion of a satisfactory section 106 Obligation undertaking to pay the contribution of £7,959 towards the reconfiguration of the library space at Southwick Library, £76,465 to be spent on cycle route improvements on the A259 in accordance with the Shoreham Harbour Transport Strategy (2016-2031) and £650 towards the supply and installation of additional fire safety equipment and a requirement to deliver the 15 affordable rented apartments (or via a separate legal agreement/land deal), the application be **APPROVED**, with the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Noise protection
4. Sound testing between floors
5. Working hours
6. Construction Method Statement
7. Contaminated land
8. Fencing and walls
9. Landscaping and tree protection
10. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development

11. Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Flood Authority in consultation with Southern Water
12. Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.
13. Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.
14. Information regarding the potential coastal species must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. The reason for this condition would be to comply with policies SH6 clause 14, and SH7 clauses 5 and 6.
15. The use hereby permitted shall not be carried on unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be equal to a value of £15,889.20 as identified in the emissions mitigation assessment contained within Chapter 8 of the Air Quality Assessment dated August 2018 and provided as part of the application.
16. The use hereby permitted shall not be carried on unless and until an air quality impact assessment of the proposed centralised energy facility has been submitted to and approved in writing by the Local Planning Authority. All boilers and/or CHP plant installed on site shall have a NO_x emission rate of less than 40 mg/kWh of dry NO_x (at 0% O₂).
17. Samples and schedule of materials.
18. Strip of land to be reserved as highway for provision of future cycleway
19. Side living room window to House 9-02 to be obscure glazed and non-opening below 1.7m
20. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
21. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Application Number: AWDM/1191/18	
Site:	30 Brunswick Road, Shoreham
Proposal:	Change of use from Shop (A1) to Dentist (D1) including new door opening in white UPVC to north elevation and door replaced with white UPVC window to east elevation.

The Head of Planning and Development began his presentation by showing Members a photograph of the shop located within the Shoreham Town Centre, and advised the key issue for Members was whether the change of use could be justified.

The premises had been marketed for six months and no alternative retail use had been identified during that period. The application therefore sought change of use from Shop (A1) to Dentist (D1).

The Officer advised that the Local Plan indicated that the premises should be vacant for a minimum of one year, to demonstrate that no alternative retail use was viable. However, there had been four A1 uses over the past six years which had all struggled to be viable and the Officer felt that businesses in the area had struggled since the closure of the Post Office.

The Officer felt a dental practice in this location would generate footfall and be preferable to leaving the unit vacant.

Notwithstanding the Policy in the recently adopted Plan, Officers felt there was justification for this change of use and recommended approval.

The Chairman read out a representation from the Ward Councillor, Catherine Arnold, who was in support of the change of use.

Members unanimously agreed to grant permission.

Decision

That planning permission be **GRANTED**, subject to the following conditions:

1. Approved Plans
2. Development to commence within 3 years of permission being granted
3. Retain a window display at all times.

Application Number: AWDM/1321/18	
Site:	Adur Tidal Walls Scheme - Reach W7 (Riverbank to the west side of Adur)
Proposal:	Variation of condition 24 of AWDM/1614/15 relating to amended drawings for the design and construction of the Environment Agency's Shoreham Adur Tidal Walls Scheme at Riverbank Reach (Reach W7).

The Head of Planning and Development produced an aerial plan of the site for Members and briefly outlined the variation applied for by the Environment Agency.

The Members unanimously voted in favour of the application.

Decision

That planning permission be **GRANTED**, subject to the conditions imposed upon the previous applications updated to reflect the details submitted in the application:

1. Development within 3 years
2. Submission of archaeological details
3. Protection of public sewers
4. Details of any contamination to be submitted to the LPA
5. Flood Risk Assessment
6. Piling details
7. Compensatory habitat
8. Development in accordance with Environmental Action Plan
9. Assessment of impact upon Bridge Inn
10. Habitat Protection
11. Agreed use of piling details
12. Landscaping details
13. Fencing details
14. Dust suppression
15. Materials in accordance with approved details
16. Details of works to Shoreham Fort car park
17. Working hours
18. Replacement lighting
19. Access routes to be agreed
20. Rights of Way alterations to be agreed
21. Pollution Management Plan
22. Details of any raising of A283 to be agreed prior to works
23. Construction Management Plan
24. Development in accordance with approved plans

Informatives / Notes to Applicant

1. Network Rail consultation
2. Connection to public sewerage system
3. Water Resources Act
4. EA consent to river works
5. Footpath diversion closure
6. Footpath diversion
7. Section 59 of the Highways Act
8. Section 278 of the Highways Act

Application Number: AWDM/1315/18	
Site:	10 The Drive, Lancing
Proposal:	Hip to gable roof extension to North elevation; rear dormer with light oak cladding and 2no. Juliet balconies; and first floor side window in new gable.

The Head of Planning and Development stated that the application would normally be dealt with under delegated powers however, the application had been called in by Councillor Robin Monk.

The Officer began his presentation by producing photographs of the existing property and surrounding area, and highlighted the existing flat roof dormers and number of conversions in the area. He briefly outlined the application; showed plans for the proposal; and advised Members the roof extension was less than 4 cubic metres greater than the permitted development limitations.

The Officer's recommendation was to grant permission.

Members raised queries with the Officer, which were answered in turn.

The occupant of 10 The Drive, Mark Burton was invited to address the Committee to clarify points raised regarding the roof extension.

The Committee Members unanimously agreed the Officer's recommendation to grant permission.

Decision

That planning permission be **GRANTED**, subject to the following conditions:

1. Approved Plans
2. Development to commence within 3 years of permission being granted
3. Gable window obscurely glazed and non-opening below 1.7 metres

Application Number: AWDM/1351/18	
Site:	22 Southview Close, Shoreham-by-Sea
Proposal:	Rooms in roof with hip to gable roof extension, front dormer to west elevation and rear dormer with Juliet balcony to east elevation.

Members were advised a Committee decision was required as the applicant was a Council employee.

The Head of Planning and Development briefly outlined the application for Members' consideration.

The Committee Members unanimously voted in favour of the application.

Decision

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

1. Standard 3 year time limit
2. Materials to match existing
3. The windows on the side elevation shall be fitted with obscure glazing only and be non-openable except above 1.7 metres no additional openings shall be inserted in the north side of the building.
4. Approved drawings.

Informatives:

1. Proactive with amendments