

**Minutes of a meeting of the
Adur Planning Committee
7 January 2019
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/050/18-19

Substitute Members

There were no substitute Members.

ADC-PC/051/18-19

Declarations of Interest

There were no declarations of interest.

ADC-PC/052/18-19

Minutes

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

ADC-PC/053/18-19

Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/054/18-19

Planning Applications

The planning applications were considered, see attached appendix.

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 8.24pm it having commenced at 7.00 pm.

Chairman

Application Number: AWD/0756/18	
Site:	Land east of 24-30 Manor Close, Gardener Street, Portslade
Proposal:	Proposed 4no. three bedroom two storey detached dwellings including new access from Gardener Street and alterations to public footpath (Former Manor Hall Nursery).

The application was deferred at the last meeting to allow Members to visit the site and for Officers to seek comments from the East Sussex Fire and Rescue Service and clarify whether emergency access could be adequately achieved.

The Planning Services Manager introduced the report to the Committee and updated the Committee on comments from East Sussex Fire and Rescue Service. Members were told that there was not sufficient width access to the sight, however in cases such as this installation of a sprinkler system would be required which was a building control matter.

Members were told that the proposed turning head was sufficient for waste and recycling vehicles to enter and leave the development in a forward gear. As part of the representation of the Highways Authority it was recommended that double yellow lines be installed at the entrance to the development.

Members were shown additional photos of the site and were told of further representations that objected to the development on the grounds that there would be an increase in dust during construction and also on the grounds of loss of property value (which was not a material consideration).

The Committee asked questions concerning parking and the entrance to the site, the gradient of the site and the effect the development would have on a footpath and resultant road safety issues. Members were told that the introduction of double yellow lines would prevent the entrance to the development being narrowed.

The agent for the application and a local resident made representations in support and objection to the Committee.

Members debated the matter and expressed concerns over vehicular access to the development. It was advised that the representation from the highways authority had advised that double yellow lines be added prior to occupation.

Further concern was raised about road safety and the existing footpath and an amendment was agreed to condition 8 to seek consultation on the inclusion of a 'chicane safety barrier' to the footpath.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Prior to the commencement of development or any preparatory works, an ecological enhancement scheme shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal. All approved details shall then be implemented in full and in accordance with the agreed timings and details.
4. Prior to the commencement of works on-site a suitable receptor site for slow worms will be secured and prepared. Evidence of its existence and state of readiness will be provided to the LPA and in accordance with the recommendations arising out of the Reptile Survey 2018. Following best practice guidelines, reptiles will be trapped and translocated from the development site under the supervision of a suitably experienced consultant ecologist. Receptor site treatment and all timings of works pertaining to the reptile mitigation shall be undertaken only in strict accordance with Reptile Mitigation Method Statement. A completion report shall be submitted to the LPA for approval.
5. Prior to commencement of the development hereby permitted, a scheme to lower the fence and planting to the north east of the site and bounding number 36/36A Gardener Street shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans, elevations, visibility splays and evidence of the agreement with landowners. The agreed scheme shall be implemented in full prior to commencement of development.
6. Prior to first occupation of the development hereby permitted, the proposed highway works to provide access to the site shall have been implemented. In addition, double yellow line restrictions at the end of the existing cul-de-sac on Gardener Street, to allow refuse vehicles to access the site unimpeded, shall have been installed.
7. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.
8. Prior to commencement of the development hereby permitted, details of all works intended to be undertaken on the footpath, including a specification of materials, shall be submitted and approved in writing by West Sussex County Council (WSCC) as the highway authority. It is further required that consideration be given to chicane style safety barriers on the public footpath either side of the access to the site in consultation with WSCC. The development shall be carried out in accordance with the approved details.
9. Surface water drainage details to be submitted and approved, including details of drainage to prevent flooding of public right of way
10. Construction Management Plan
11. Hours of construction
12. Materials
13. Hard and soft landscaping

14. Boundary treatment
15. Removal of PD
16. No additional windows in west elevation of Plot 4
17. Refuse storage to be provided in accordance with approved plans

Application Number: AWDM/1666/18	
Site:	72 Old Fort Road, Shoreham-by-Sea
Proposal:	Application to vary condition 01, (Approved Drawings) 03 (sample/schedule of materials) and 08 (boundary enclosure) and remove condition 07 (landscaping) of previously approved AWDM/0464/18. Amendments include: Removal of pitched roof over front balcony, removal of east side garage and increase in size of west side garage, roof light to front roof slope and other minor design changes.

The Planning Services Manager introduced the report to the Committee and explained planned amendments which included the removal of a pitched roof, the removal one one garage and the increase in size of another.

Decision

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

1. Approved Plans
2. Standard time limit.
3. Prior to the relevant materials being used a schedule and samples of material and finishes to be used for the external walls (including windows and doors) and roof of the proposed building shall be submitted to and approved by the Local Planning Authority and the development shall be completed in accordance with the approved schedule. The side elevations (east and West) of the proposed building shall be finished in light coloured materials only.
Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order. This includes any changes to the roof including use of the roof space and garages as living accommodation.
Reason: *In the interests of visual and residential amenity having regard to policy 15 of the Adur Local Plan.*
5. The development hereby permitted 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 6.50 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.

Reason: *To reduce the risk of flooding to the proposed development and future occupants having regard to policy 36 of the Adur Local Plan and the National Planning Policy Framework.*

6. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public/Bank Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

7. Prior to occupation of the building hereby permitted details of the design and construction of the northern boundary means of enclosure shall be submitted to and approved by the Local Planning Authority. Details submitted shall include siting, height, materials, gates, dropped kerb and brick piers. The approved boundary treatment shall be installed prior to occupation of the building and shall remain in place and be maintained at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

8. Notwithstanding the details on the approved drawings the windows and doors in the east and west elevation of the building hereby permitted shall be obscure-glazed and non-opening apart from the first floor bathroom windows which can have a top opening fanlight only.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

9. The obscure-glazed balcony screens shown on the approved plans to the rear balcony shall be erected in accordance with the approved plans prior to occupation of the dwelling hereby permitted and shall thereafter be retained at all times. Privacy screens shall also be erected to the east and west side of north facing balcony to the front of the building in line with details to be submitted and approved by the Local Planning Authority. Work shall be carried out in accordance with such details and screens shall be retained at all times, unless otherwise approved in writing by the Local Planning Authority.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

10. The dwelling shall not be occupied until the parking spaces (cycle and vehicular) and access facilities shown on the approved plans have been provided. The vehicular crossover from Old Fort Road shall be a maximum of

6.4 metres wide. The areas of land (including garaging) so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

11. The front boundary treatment shall not exceed 0.6 metres in height above the level of the adjoining carriageway to not restrict pedestrian visibility.

Reason: In the interests of highway safety.

12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding;
- (v) wheel-washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- and
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety and amenity.

13. The proposed 1.8 metre brick wall on the western boundary of the application site shown on drawing Planning 07E received 28th November 2018 shall be erected following demolition and prior to commencement of construction works.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

14. The ground level of the rear garden/amenity space of the application site to the south of the new patio shall not be altered in anyway unless with prior written consent from the Local Planning Authority.

Reason: In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

2. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.
3. **Precautionary land contamination**
If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.
4. 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. 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>.

6. 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.
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. The developer is advised to contact the Environmental Health section of Adur & Worthing Councils for a Demolition Notice prior to any demolition work.

Application Number: AWDM/1566/18	
Site:	Block 12 to 20, Millfield, Sompting
Proposal:	External repair and refurbishment works to 15 no. blocks of flats. Works to include: replacement front/rear doors/side lights/glazed screens, incl. replacement door access controls; replacement vertically hung tiles with tile effect cladding; replacement balustrades to external walkways. To individual flats: replacement windows (where required). General external repairs and redecoration. (Blocks 12-20, 21-28, 29-36, 37-54, 55-60, 61-66, 4-11, 67-72, 79-84, 85-88, 89-94 and 95-100 Millfield; Block 2-12 (even) Rectory Farm Road and Blocks 19-29 and 31-37 (odd) Busticle Lane, Sompting.)

The Planning Services Manager introduced the application to the Committee and told Members that the works would improve the amenity and visual character of the buildings.

Decision

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

- 01 Approved Plans
- 02 Full Permission
- 03 Materials in accordance with submitted details