

**Minutes of a meeting of the
Adur Planning Committee
11 March 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, Adur Planning Policy Manager, Senior Lawyer, and Democratic Services Officer

ADC-PC/064/18-19 Substitute Members

There were no substitute Members.

The Chairman announced that an apology had been received from Councillor Robin Monk.

ADC-PC/065/18-19 Declarations of Interest

There were no declarations of interest.

ADC-PC/066/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 11 February 2019 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/067/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/068/18-19 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/069/18-19

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/070/18-19

**Draft Adur Sustainable Energy
Supplementary Planning Document (SPD)**

The Adur Planning Policy Manager introduced the report and advised Members that unfortunately the main document's authors, Chris Jones and Francesca Iliffe, had been unable to attend the committee meeting. However, the Officer advised any technical questions on renewable energy raised, that she was unable to answer, could be passed to the main report authors for a response.

The Officer advised the draft SPD would provide guidance to developers on meeting the energy policies set out in the adopted Adur Local Plan 2017 and the emerging Joint Area Action Plan (JAAP) for Shoreham Harbour. Members were advised that as an SPD it did not set new policy but advised how policy requirements in the adopted Adur Local Plan 2017 and the emerging Shoreham Harbour JAAP could be met.

The SPD would guide developers through the steps of producing an energy statement to show how they were meeting policy requirements. That statement would be submitted alongside relevant planning applications, and assist Development Management Officers in assessing them.

The Officer stated that in accordance with Policy 19 of the Adur Local Plan, in certain cases (as set out in policy and the SPD) at least 10% of the proposed development's predicted energy requirements should be provided by renewable energy. The requirement does not apply to individual householder applications.

The Officer's recommendation was for the draft SPD to be noted by the Committee and for any comments to be passed to the Executive Member for Regeneration to consider prior to approval of a six week public consultation period commencing in April, with adoption likely to take place in June/July 2019.

Members raised queries with the Officer that were answered in turn by the Officer to their satisfaction.

One Member referred to page 57 of the papers and noted historic buildings and conservation areas were expected to comply with the principles of the SPD and felt that the guidance should apply to the Council's own housing stock.

Decision

The Committee noted the draft SPD and agreed one comment regarding compliance by the Council's own housing stock be forwarded to the Executive Member for Regeneration prior to approving the document for consultation.

ADC-PC/071/18-19

Appointments to the Adur District Conservation Advisory Group (ADCAG)

The Planning Services Manager introduced the report and referred Members to 1.2 of the committee report which stated there was presently no representative from the Sompting Parish serving on ADCAG.

The proposal was for Sompting Parish Councillor Caroline Baxter FIMI to be appointed to the Group.

Decision

The Committee Members **ENDORSED** the appointment of Sompting Parish Councillor, Ms Caroline Baxter, to the Adur District Conservation Advisory Group.

The Chairman closed the meeting at 8.07 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/1682/18	
Site:	7 Mill Hill Close, Shoreham-by-Sea
Proposal:	Retention of single-storey rear extension and dormer roof extension to west elevation (retrospective).

The Planning Services Manager advised there was nothing further to add to the report, and Members were shown an aerial view of the site, existing and proposed plans and photographs to assist in their consideration of the application.

The Officer briefly outlined the application, and stated the key issue was the dormer at the rear of the property and its effect on neighbours. It was evident that the dormer did offer a clear view to neighbouring properties rear gardens and windows however, the distance between the respective windows exceeded 30 metres which was well above the Council's standard of 22 metres.

The Officer advised the recommendation was for approval.

Members raised queries with the Officer on the presentation, which were answered in turn by the Officer to the Members' satisfaction.

The Officer clarified their assessment of the planning application, and he stated it was felt there had not been a deliberate attempt by the applicant to flout planning law.

There were further representations from:-

Objector: Howard Small
 Ward Councillor: Cllr Kevin Boram
 Supporter: Peter Rainier

Members debated the application and although recognised the dormers impact on neighbouring properties, agreed additional boundary screening could mitigate the impact upon the garden and ground floor windows of numbers 26 and 28 Mill Hill. The Officer confirmed this aspect could be secured by condition.

Decision

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

1. Approved Plans
2. Details of screening to be submitted and approved by the LPA

Application Number: AWDM/0125/19	
Site:	34 Leconfield Road, Lancing BN15 9JB
Proposal:	Access ramp and platform to front entrance.

The Planning Services Manager advised Members that items 2, 3 and 4 had all been submitted by Adur District Council and therefore needed to be considered by the Committee as there were no delegated powers in place for Officers.

The Officer briefly outlined the application and Members were shown an aerial view of the site, plans and photographs.

Members unanimously agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans
2. Standard 3 year time limit

Application Number: AWDM/0127/19	
Site:	16 Park Way, Southwick
Proposal:	Provision of ramp to front (west) elevation.

The Officer briefly outlined the application and Members were shown an aerial view of the site, plans and photographs.

Members unanimously agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans
2. Standard 3 year time limit

Application Number: AWDM/0213/19	
Site:	152 Church Green, Shoreham-by-Sea, BN43 6JW
Proposal:	Proposed modular platform and ramp with handrails to front (west) elevation.

The Officer briefly outlined the application and Members were shown an aerial view of the site, plans and photographs.

Members unanimously agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans
2. Standard 3 year time limit