

**Minutes of a meeting of the
Adur Planning Committee
13 May 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: Head of Planning and Development, Planning Services Manager,
Senior Lawyer and Democratic Services Officer

ADC-PC/072/18-19 Substitute Members

Councillor Paul Mansfield substituted for Councillor George Barton.

ADC-PC/073/18-19 Declarations of Interest

There were no declarations of interest.

ADC-PC/074/18-19 Minutes

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

ADC-PC/075/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/076/18-19 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/077/18-19

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 9.17 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/0236/19	
Site:	Brighton and Hove Albion Training Ground, 60 Mash Barn Lane, Lancing
Proposal:	Reconfiguration and extension of Training Ground including extension to existing Training Centre building, erection of a new single storey 'Club Hub' building to include women's and girls' changing rooms, community changing rooms and pitchside seating for parents/coaches, formation of an additional three pitches and training grid, reconfiguration of existing pitches including relocation of indoor pitch, showpitch, spectator stand, floodlighting and camera tower, provision of additional 51 parking spaces, provision of a temporary construction haul road from the A27, plus hard and soft landscaping.

The Head of Planning and Development introduced the committee report by showing Members an aerial view of the site and outlining the application for Members' consideration.

The Officer advised the proposal was the extension and reconfiguration of the Training Ground and ran through the key elements for Members' attention.

Members were shown an existing and proposed site plan, elevations and a number of photographs to assist in their consideration of the proposal.

The Officer referred to the residential properties in close proximity to the site and acknowledged that Committee Members had taken part in a recent site visit.

The Officer stated that within the report there were a number of concerns expressed which included lighting, noise disturbance, the impact of the proposal on the South Downs National Park and policy issues.

Concern had also been raised that work had commenced on the site, with extensive ground works taking place in the area of the proposed relocated showpitch. Members were advised by the Officer that even if works had commenced the application should be dealt with on its planning merits irrespective as to whether an element of the current proposal was retrospective.

The Officer advised there had been some discussion with the applicant and the Council's Environmental Health Officer in relation to potential noise and light from the showpitch and alternative locations had been explored. The applicant had advised the main reason for the proposed location was the need for the pitch to be adjacent to the first team training area as the showpitch. The revised acoustic report had also indicated that moving the showpitch further north would only have a negligible improvement in terms of any reduction in noise to properties to the

south but would be likely to increase noise nuisance to properties to the west of the site.

Members were also advised a 3 metre close boarded fence, rather than an acoustically designed fence, had been proposed along the southern boundary to replace the existing 2 metre fence. The applicant's noise consultant and the Council's Environmental Health Officer agreed it would provide effective mitigation.

Regarding light spillage, the applicant had submitted various calculations and plans which had suggested lux levels would be acceptable on the south of the site, even assuming a flat site with no intervening vegetation and close boarded fencing.

The Officer concluded his presentation by advising Members there would be an additional condition to ensure that lighting was installed with the appropriate baffles and sought to keep light spillage to the nearest residential properties as low as possible, together with an amendment to condition 4 in relation to foul sewerage.

The Officer's recommendation was for approval, subject to the additional and amended condition 4.

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

There were further representations from:

Objector:	Matthew Russell
Councillor:	Brian Boggis
Supporter:	Martin Perry

Following the speakers, the Members began their debate on the proposal. A Member raised the potential risk of flooding in the area and requested the applicant consider providing other benefits like a shop in the village alongside the community use of the Training Ground. Another Member remained concerned as to the location of the showpitch and type of fencing however, the majority agreed the improved facilities were of significant benefit to the local community and voted in favour of the application.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed prior to construction above slab level
4. Prior to the removal of the reed bed and the commencement of construction of the club hub building, alternative foul sewerage disposal facilities shall have been provided in accordance with plans and details to be submitted to

- and approved in writing by the Local Planning Authority Suds maintenance details to be agreed
5. All operations associated with the development hereby permitted shall be carried out and completed in accordance with the approved Archaeological Mitigation Strategy and Statement of Significance and with the approved Written Scheme of Investigation for Archaeological Excavation and Monitoring under Archaeological Supervision and Control, unless otherwise agreed in writing by the County Planning Authority.
 6. Fencing to be erected before new pitches are first brought into use
 7. Approved parking spaces to be provided prior to first use of club hub
 8. Construction access from A27 only. This access not to be used once facility is open.
 9. Construction Management Plan to be submitted and approved
 10. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 10pm every day
 11. Landscaping to be provided in accordance with plans within first planting season following completion of the works
 12. Floodlighting shall be limited to Pitch Nos 4, 11 and 13 as shown on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 and the floodlights shall be switched off between the hours of 10.15pm and 9am every day and all other external lighting at the facility shall be switched off between 11pm and 7.30am, with the exception of security lighting. Floodlighting of the showpitch (Pitch 4) shall only be switched on during matches watched by spectators with tickets which shall be limited to a maximum of 25 times per season (1 July - 30 June) as specified in condition 20.
 13. No public address or sound amplification system to be installed or used
 14. Hours of work for construction 8am to 6pm Mondays to Saturdays
 15. At no time shall the facility be used in connection with any park-and-ride scheme
 16. The training facility and club hub hereby approved shall not be open other than between the hours of 7.30am and 11pm every day
 17. The development hereby approved shall incorporate renewable energy technology in the form of air source heat pumps and PV panels in accordance with details to be submitted to and approved in writing by the local planning authority before construction above slab level. The development hereby permitted shall not be occupied unless and until a BREEAM Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.
 18. No part of the development hereby permitted shall be occupied until an updated Travel Plan has been approved in writing by the local planning authority and implemented. The Travel Plan shall demonstrate that either TRICS SAM surveys have been conducted (and if so what progress towards the target has been made) or that TRICS SAM surveys will now be commissioned. It shall also include arrangements for monitoring and effective enforcement with any necessary new measures or interventions implemented accordingly.
 19. All matches on the showpitch with over 100 spectators shall be ticket only and booked in advance with no sale of tickets on the day at the Training Ground. The number of ticketed spectators watching any match shall be

limited to a maximum of 500. The number of matches watched by spectators with tickets shall be limited to a maximum of 25 per season (1 July - 30 June), with a minimum of 10 of these matches to be completed before 4pm on the day of the match, with the number of matches to be played in the first season or part thereof following completion of the construction of the stand to be worked out on a pro-rata basis and agreed in writing with the local planning authority prior to first use of the stand. Details of the number and dates of ticketed matches, the times they were played and the number of spectators that attended shall be made available to the local planning authority on request.

20. The rear door panels on the camera tower hereby permitted shall be closed at all times other than when hoisting equipment to and from the tower
21. Before the stand hereby approved is first used, details of the proposed arrangements for managing parking demand during ticketed matches shall be submitted and approved by the local planning authority in consultation with West Sussex County Council Highways and the agreed details shall be incorporated into the previously approved Travel Plan for the facility. Such details shall also include the proposed method for advising spectators and visitors to adhere to speed limits and to respect the amenity of neighbours when entering and leaving the facility.
22. Pitch 13 as identified on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 shall be reserved for community use.
23. Evidence of biodiversity gain to be submitted before construction above slab level and thereafter implemented
24. The development hereby approved shall not be brought into use until an updated Community Use Agreement has been submitted to and approved in writing by the LPA in consultation with Sport England
25. Ensure lighting installed with the appropriate baffles to keep light spillage to the nearest residential properties as low as possible

Application Number: AWDM/0337/18	
Site:	6 Old Shoreham Road, Lancing
Proposal:	Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping.

The Planning Services Manager began his presentation by advising Members of a further letter of objection from Mr Bill Freeman, one of the registered speakers, in relation to drainage at the site. The Officer relayed the contents of the letter, and the Council's response, to Members for their information.

An aerial view of the site was shown to Members and the Officer outlined the application. The Officer reminded Members of the extensive planning history and produced a number of plans and photographs for their consideration.

The Officer highlighted to Members the consultation responses received and referred to the substantive conditions set out at the end of the report.

In conclusion, the Officer advised the recommendation was to approve with an amendment to condition 4, deleting the need for payment of a Bond.

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

There were further representations from:

Objector: Bill Freeman
 Supporter: Stuart Magowan

Following the speakers, the Members began their debate on the proposal, and their comments included:-

- alterations to the A27 access and highway safety; and
- drainage at the site.

The majority of Members concluded there were no grounds to resist the application, despite concerns raised by neighbours and consultees in respect of the site, and therefore agreed to approve the application with the amended condition number 4.

Decision

That planning permission be **GRANTED**, subject to the amendment of condition 4 to remove the necessity of a bond but replaced with a scheme for the monitoring of the drainage installation to be submitted to the Council prior to commencement, and the following conditions:-

- 01 Approved Plans
- 02 Full Permission
- 03 No work is to commence until further details of the boundary arrangements at the south eastern boundary have been clarified to demonstrate that there is no risk of excess run-off from hardstanding areas onto neighbouring properties resulting from changes in levels / ground permeability.
Justification: NPPF paragraph 155...Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 04 A scheme for the monitoring of the drainage installation to be submitted to the Council prior to commencement of works to ensure that it is installed as per the approved design and does not increase flood risk to neighbouring properties.
Justification: The criticality of levels in drainage construction (in relation to seasonal groundwater levels) and existing ground levels (in relation to surface water flow routes) for the system necessitates scrutiny by the council's drainage engineers given the high flood risk pertaining to the site / neighbouring properties.
- 05 No building is to be occupied until a maintenance schedule for the drainage has been approved by Adur District Council. The schedule needs to set out how the long term management of surface water and maintenance, being any works, operation, repair, replacement and inspection necessary to ensure minimum standards of operation of SuDS will be undertaken and secured for the Lifetime of the Development by the Management Company which shall comprise:
 - (a) design criteria including manufacturers' specifications where appropriate;
 - (b) maintenance schedules and frequency of operations, whether regular, occasional, remedial or monitoring action;
 - (c) timescales for the replacement of any elements to ensure effective operation of SuDS / drainage infrastructure including equipment parts;
 - (d) upkeep of public areas and any private areas within the curtilage of a shared development;
 - (e) establishment of a Management Company;
- 06 Hours of construction and demolition restricted to 8-6 Mon to Friday and 8-1 Saturdays with nor working on Sundays or Bank or Public Holidays
- 07 No part of the development hereby permitted shall be occupied until the completion and opening to public traffic of the improvements to the A27 Trunk Road shown on Civil Engineering Practice's Drawing No. 120 "Proposed Site Access Arrangement and A27 Access Alterations" dated April 2018 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)).

Reason: To ensure that the junction of the A27 Trunk Road with the A2025 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 08 No part of the development hereby permitted shall commence until the necessary traffic regulation order to implement the waiting restrictions at the junction of Old Shoreham Road with Manor Way shown on Civil Engineering Practice's Drawing No. 120 "Proposed Site Access Arrangement and A27 Access Alterations" dated April 2018 has been made and approved and the local planning authority have obtained confirmation in writing from the local highways authority that they are in a position to implement the waiting restriction.

Reason: To ensure that traffic can negotiate a U-turn between the service road and the main carriageway of the A27 Trunk Road at its junction with Manor Way and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 09 No part of the development hereby permitted shall be occupied until the local planning authority has been advised in writing by the local highway authority that the waiting restriction at the junction of Old Shoreham Road with Manor Way shown on Civil Engineering Practice's Drawing No. 120 "Proposed Site Access Arrangement and A27 Access Alterations" dated April 2018 has been implemented.

Reason: To ensure that traffic can negotiate a U-turn between the service road and the main carriageway of the A27 Trunk Road at its junction with Manor Way and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 10 No part of the development hereby permitted shall commence until a Construction Management Plan has been submitted and agreed in writing by the local planning authority (who shall consult Highways England). Construction of the development shall then be carried out in accordance with the agreed Construction Management Plan.

Reason: To ensure that construction of the development does not prejudice the free flow of traffic and conditions of safety on the highway, nor cause inconvenience to other highway users, and ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 11 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.

- 12 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
Reason: In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in any side wall of the dwellings hereby approved
Reason: To prevent overlooking and to comply with policy 15 of the Adur Local Plan
- 14 Within 1 month of the date of the permission for the development hereby approved, a scheme shall be submitted specifying the timetable for the removal of the unauthorised hardstanding on the site, together with details of any restoration of the site pending the commencement of the development hereby approved.
Reason: The retention of the hardstanding is unacceptable and should be removed prior to the commencement of development on the site in the interests of visual amenity and to ensure compliance with the agreed drainage solution.

Informatives

- 01 The developer must contact the Environmental Health section for a Demolition Notice prior to any demolition work.
- 02 Section 175(b) of the Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (Highways England).

This development involves work to the public highways that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ. Highways England switchboard: 0300 470 1370. Email: PlanningSE@highwaysengland.co.uk

- 03 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern 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/infrastructure-charges>.

Application Number: AWDM/0086/19	
Site:	15 The Marlinespike, Shoreham-by-Sea
Proposal:	Remodelling of bungalow to form two storey dwelling including single storey rear extension and new first floor flat-roofed extension to replace existing pitched roof.

The Planning Services Officer advised the Committee there was nothing further to add to the report since publication, and began by showing Members an aerial view of the site and various plans.

The proposal was for a modern development, similar to those on the beach in certain locations, and the Officer advised the key question was its appropriateness in terms of its effect on the character and appearance of the locality and the surrounding area.

In conclusion, Members were shown photographs to gain the character of the area.

The Officer's recommendation was to refuse the application for the reasons outlined in the report.

Members raised queries on the presentation with the Officer which were answered in turn by the Officer.

There were further representations from:

Ward Councillor: Dave Collins
 Supporter: Alison George

Following a short debate, the majority of Members were happy with the proposal and therefore overturned the Officer's decision.

Decision

The Members overturned the Officer's decision to refuse the application and agreed permission be **GRANTED**, with pre-commencement conditions to be delegated to officers and approved by the agent prior to the decision being issued.

Application Number: AWDM/0444/19	
Site:	Land South of Loose Lane, Sompting
Proposal:	Removal of Conditions 4 (Surface Water and Pollution Prevention) and 5 (Archaeology) Approved AWDM/1375/17 (Restoration of upper section of the Broadwater Brook tributary of the Teville Stream involving the excavation of a new channel, construction of three silt traps, part infill of existing channel and restoration of surrounding land).

The Planning Services Manager advised there was nothing further to add to the report since publication and outlined the application for Members' consideration.

It was felt the inclusion of the two conditions had proven to be unnecessary and the Officer's had therefore recommended removal.

The Officer advised that although the majority of the proposal was within Adur District Council, it was also within Worthing Borough Council and the equivalent application had raised no objections.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Contamination
4. Restoration of land on completion