

Adur District Council

Record of Decisions made at a Meeting of the Executive held at the Queen Elizabeth 11 Room at the Shoreham Centre

10 March 2016

Councillor Neil Parkin (Leader)
Councillor Angus Dunn (Deputy Leader)

Councillor Pat Beresford
(vacancy)

Councillor Jim Funnell
Councillor David Simmons

*= absent

Also in attendance:

Councillors Coomber and Evans.

The Leader announced that Councillor Dollemore had resigned from the Environment Portfolio but remained on the Council to the May election. As Leader he would be undertaking the Environment Portfolio until the Annual Meeting of the Council in May when a new portfolio appointment would be made.

The Leader also wished it to be placed on record that Jane Palmer, Customer Services Team leader who had managed the reception desk for many years at the civic centre would be retiring the next day. The Leader wished it placed on record the appreciation of the council for her endeavours and assistance to the residents of the District over a number of years.

A EX /006/15-16 Declarations of Interest

None were declared.

A EX/007/15-16 Questions by the Public

None had been submitted and none were asked at the meeting.

A EX/008/15-16 Items Raised under Urgency Provisions

There were no items raised under urgency provisions.

A EX/009/15-16 Amendments to the Proposed submission Adur Local Plan (2016)

The Executive had before it a report from the Director for the Economy, attached to these minutes as item 4. Full copies of the proposed submission had been sent to all councillors, the proposed plan and supporting documentation had been placed on the website for viewing.

The report presented the Amendments to the proposed submission Adur Local Plan (2016). It was proposed that the Plan would be formally published for representations for a period of six weeks (together with the accompanying Schedule of Changes, Policies Map and sustainability appraisal); and that following the publication period, the Plan (together with representations and accompany documents) would be submitted to the Secretary of State. The amendments to the Proposed Submission Adur Local Plan (2106) document had been circulated as a separate document to all members of the Council.

The comments of the Planning Committee which met on 8 March were included in the officer presentation to the Executive.

The Principal Planning Officer (Policy) presented her report to the Executive, making reference to the full documentation that had previously been circulated. Much of her presentation had already been explained in the report attached to the agenda.

In highlighting the key parts the Officer explained that the one of the proposed changes related to one of the strategic allocations in the Plan, New Monks Farm where a number of representations had been received. These proposed changes had been consulted on under Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 this was explained in paragraph 2.5 of her report.

At Section 3 to her report the detailed changes had been identified and were presented to the Executive, amendments (in the Amendments Schedule) were clearly indicated by the use of bold, underline text and strike-through text ; this document was supported by the separate Schedule of changes document.

In paragraphs 3.6 to 3.9 details of the strategic allocation of housing supply, and at 3.10 the implication for the New Monks Farm site was discussed. This included the location of the proposed roundabout, the relation of the Wither Patch site and the number of dwellings for the site.

Amendments to Policy 6 and 7 were discussed at paragraphs 3.12 and 3.13 in the report. The Planning committee had commented on proposed developments at Shoreham Airport with the use of green roofs to support drainage concerns and to provide ecological benefits.

The Officer commented that the development brief for the site would also provide the opportunity to promote green roofs. The Leader having clarified that this suggestion was grass rather than tiling or solar panels commented that the ecology of the use of green roofs, as absorption for rain water, would be useful on the site.

In 'Part Three - Policies for Places' this had been updated to include the need to provide an additional primary school in Shoreham.

'Part Four -Development Management Policies' , Policy 18 had been deleted as the requirement would be dealt with through Building Regulations, Policy 19 included the higher water efficiency standard whilst paragraph 3.18 of the report discussed the Policy on Sustainable Homes. This was reflected in the updated Policy 21. Comment was made that the implications for the District on the Government's Housing and Planning Bill could require further amendments.

Changes and amendments to 'Part 5 - Appendices' and other documents that would accompany the Plan were also presented.

The Officer explained the next steps in publication and eventual submission of the Plan to the Secretary of State for examination.

The Executive was invited to comment on the report before it and the accompanying documents.

There was a question on transport and the issue of air pollution from heavy goods vehicles; sewerage disposal/treatment plant at the New Monks Farm site; identification of the site for the relocation of the Withy Patch and the density, and room sizes, at the New Monks Farm site.

The Officers responded on the options facing any developer at the New Monks Farm site to either improve the current network of sewerage or provide a treatment works - a full cost benefit analysis would be required. The relocation site for the Withy Patch was currently indicative pending design features and implications. Regarding the density issues this would be addressed by any developer at the design stage with room sizes being to the National Space Standards guidance - a standard similar to those adopted by the Council.

The Executive Member for Regeneration placed on record the Executive's thanks to the Policy Planning Team for all their work in producing both the Plan and the amended documents.

Decision the Executive

1. Considered the comments, made by the Planning Committee on 8 March 2016.
2. Consider the officer's report, the Amendments to the Proposed Submission Adur Local Plan (2016), Sustainability Appraisal and Sequential and Exceptions Test

The Executive made the following recommendation to Council on 21 March 2016, that,

1. Council agree that the Amendments to the Proposed Submission Adur Local Plan (2016) be published for a six-week period of representation from 31st March – midnight 11th May 2016 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and that accompanying documents including the Sustainability Appraisal and Sequential and Exceptions Test are also made available.
2. Council delegate authority to the Head of Economic Growth to further amend the Amendments to the Proposed Submission Adur Local Plan (2016) prior to publication, and also the Sustainability Appraisal and Sequential and Exceptions Test, where amendment is required to correct minor errors and for purposes of clarification only.
3. Council delegate to the Head of Economic Growth in consultation with the Executive Member for Regeneration and Chairman of Adur Planning Committee, to agree for publication those documents accompanying the Amendments to the Proposed Submission Adur Local Plan (2016).

4. Council agree that following the six-week publication period for representations, the Amendments to the Proposed Submission Adur Local Plan (2016) be submitted to the Secretary for State for examination, together with the Proposed Submission Adur Local Plan 2014, accompanying documents, any representations received during both publication periods of the Proposed Submission Adur Local Plan 2014 and the Amendments to the Proposed Submission Adur Local Plan (2016), and any updates to the evidence base as may be necessary.

Reason for Decision

To update the submission document following consultation, new legislation , officer advice and revision of the draft local plan policies as provided in the report

Alternative options considered

-

Call In

There is no call-in for this decision as it is a recommendation to Council

The meeting ended at 7.37 pm having commenced at 7pm.

Leader