

**Minutes of a meeting of the
Adur Planning Committee
31 October 2016
at 7.00**

Councillor Peter Metcalfe (Chairman)
Councillor Carol Albury (Vice-Chairman)

Councillor Les Alden	Councillor George Barton
Councillor Ken Bishop	Councillor Stephen Chipp
Councillor Brian Coomber	Councillor Geoff Patmore

** Absent

Officers: The Head of Economic Growth, Principal Planning Officer, Solicitor and Democratic Services Officer

ADC-PC/038/16-17 Declarations of Interest / Substitute Members

There were no declarations of interest or substitute Members.

ADC-PC/039/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 3 October 2016 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/040/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/041/16-17 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/042/16-17 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.

1. Mr Barry Hillman, from Buckingham Road in Shoreham, referred to a cutting from the Worthing Herald newspaper back in July 2016 which had a list of planning applications for both Adur and Worthing, some 27 in Worthing and 7 in Adur. However, recently there appeared to be far fewer applications listed and requested the reason.

The Head of Economic Growth advised the change had been made as concern was raised that the Councils were advertising all applications in the local paper, when the statutory requirement was just for major applications, listed buildings and developments affecting the setting of listed buildings and conservation areas.

One of the considerations had been the significant cost of advertising in the newspaper, when the Councils already carried out all other means of notification, e.g. letters to neighbouring properties and site notices. The Officer stated individual letters often prompted far more letters to them about planning applications than very small, difficult to read, one liners in the local newspaper and in turn saved money for the Councils.

2. A representative from The Shoreham Society, Gerry Thompson, noted in the Draft Shoreham Harbour JAAP, developers appeared keen to offer luxury apartments and wondered if the wording of 'less terraced housing' was implying more luxury apartments. He felt apartments would not solve the housing problem, especially for young families finding it hard to afford housing and could also bring additional car ownership.

The Head of Economic Growth advised the planning process could not impose what type of development should be put in place but it could seek to ensure the provision of 30% affordable housing and a range of apartment sizes. For lower density development on the District's greenfield sites it was more likely to be family housing however, for the Western Harbour Arm it was more likely to be apartment blocks and this was reflected in the revised wording of the JAAP.

The Officer advised there were policies in place to try and get a range of housing and discussions were ongoing with developers. He stated it was a question of balance, particularly as Adur had housing needs for all types of housing size and tenure.

The Head of Economic Growth began his presentation by introducing Chris Jones, Principal Planning Officer, the author of the emerging document to be considered, and Members attention was drawn to the hard copy plans handed round before the start of the meeting.

Members were advised the Joint Area Action Plan covered land in Adur and Brighton & Hove City Council.

The Officer advised the report set out some of the changes that have been made to the Plan since the last public consultation; to take into account various changes as a result of Government guidance, the adoption of the Brighton City Plan and in relation to latest evidence studies that support the emerging Adur Local Plan.

Members were informed the Adur Local Plan had been submitted to Government, the name of the inspector had been released and it was expected a Local Plan examination would take place in the New Year, possibly January/February 2017.

As per the recommendation, the Committee were being asked to note the progress of the Plan, provide comment on the contents, prior to its approval for public consultation by the Executive Member for Regeneration. Following the consultation, representations would be taken into account, and a proposed submission version of the plan prepared.

The Officer advised Members there was a great deal of public interest in the level of development proposed for the Western Harbour Arm and appropriate building heights, particularly following the public consultation exercise by Southern Housing in connection with one of the sites in the Western Harbour Arm.

Members attention was drawn to paragraph 3.20 of the report which stated there would be a different approach regarding the form and height of development to be considered along the Western Harbour Arm compared to the previously adopted Development Brief, to reflect the desire for flats rather than terraced housing.

The Officer also referred Members to Page 165 of the papers, the Summary of changes to the JAAP document and Page 175, the Transport Strategy - Executive Summary.

There were a number of queries from Members, which the Officers answered in turn.

Members considered the Plan, which they agreed was very detailed and informative, and agreed comments for the Principal Planning Officer to pass to the Executive Member for Regeneration.

Decision

The Committee noted the progress made on the JAAP and provided comment on the contents of the revised plan to be passed to the Executive Member for Regeneration prior to seeking his approval to undertake a further period of public consultation.

The Committee were keen to ensure that the Executive Member had particular regard to the need to provide appropriate infrastructure (particularly transport) to support new development at the Harbour.

Following consultation, representations would be taken into account, and a proposed submission version of the plan would be prepared.

The Chairman closed the meeting at 7.45 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/1429/16	
Site:	Land South East of 5 Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing, West Sussex
Proposal:	Erection of lattice telecom tower supporting 3no. antennae and 2no. transmission dishes to a maximum height of 20m above ground level with associated ground level plant and surrounded by 2.4m high palisade fencing.

The Head of Economic Growth advised the applicant had requested the application be withdrawn from the agenda.

The Officer stated the applicant was keen to explore alternative masts in a more appropriate siting, in less visually obtrusive sites further to the west.

Decision

The Committee **AGREED** the application be withdrawn.

TREE PRESERVATION ORDER

Application Number: AWTPO/0004/16	
Site:	14 Alandale Road, Sompting, West Sussex BN15 0JU
Proposal:	Confirmation of Adur Tree Preservation Order Number 1 of 2016.

The Head of Economic Growth briefly outlined the proposal for Members.

The Order referred to a pine tree, one of few large trees in the area, within the rear garden of 14 Alandale Road, Sompting.

Members were shown photographs of an aerial view of the site and the pine tree, and advised one letter of objection had been received from the neighbour to the east.

The reason for protecting the tree was that it was a feature of the area and would be detrimental to the character and visual amenities in the area should the tree be removed or inappropriately pruned.

Members **AGREED** to confirm the Order.

Decision

That Adur Tree Preservation Order Number 1 of 2016 be confirmed as made.