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Minutes of a meeting of the  
Adur Planning Committee  
7 December 2020  
at 7.00 pm

**\*\*Councillor Carol Albury**  
Councillor Stephen Chipp (Vice-Chairman)

Councillor David Balfe  
Councillor Kevin Boram  
Councillor Brian Coomber  
Councillor Lee Cowen

Councillor Joss Loader  
Councillor Paul Mansfield  
Councillor Andy McGregor

## **\*\*Absent**

**Officers:** Planning Services Manager, Senior Lawyer and Democratic Services Officer

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*The Committee Members and Officers observed a minute's silence to remember and pay tribute to Councillor Pat Beresford, a long serving Member and former Chairman of the Adur Planning Committee.*

*The Vice-Chair, Councillor Stephen Chipp, had agreed to chair the meeting in Councillor Carol Albury's absence due to ill health. However, the Councillor experienced an unstable internet connection early in the meeting and it was therefore agreed Councillor Kevin Boram would take the Chair. A short adjournment took place for the handover, and to provide the Chairman's procedure document for Councillor Kevin Boram to follow.*

## **ADC-PC/36/20-21 Substitute Members**

Councillor Andy McGregor substituted for Councillor Carol Albury.

## **ADC-PC/37/20-21 Declarations of Interest**

During the meeting, in relation to item 6.1, Land At 7 to 27 Albion Street, Southwick, Councillor Kevin Boram asked, as an Executive Member, whether there was a conflict of interest. The Councillor was advised by the Senior Lawyer there was not.

There were no other declarations of interest.

## **ADC-PC/38/20-21 Public Question Time**

There were no questions raised under Public Question Time.

## **ADC-PC/39/20-21 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 9 November 2020 be confirmed as a correct record and that they be signed by the Chairman.

A recorded vote was taken by the Democratic Services Officer which was as follows:  
For: Councillors Stephen Chipp, David Balfe, Kevin Boram, Brian Coomber, Lee Cowen and Joss Loader.

**ADC-PC/40/20-21    Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**ADC-PC/41/20-21    Planning Applications**

The planning applications were considered, see attached appendix.

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The meeting ended at 8.41 pm

Application Number: AWDM/1719/20	
Site:	<b>Land At 7 to 27 Albion Street, Southwick</b>
Proposal:	Application for minor material amendments to vary Condition 1 of previously approved AWDM/0954/18. Amendments: Reduction in glazing to north and south elevations and replacement with glazed-spandrel elements and additional brickwork; revisions to balconies and framing detail to front elevation; removal of framing elements to balconies on north elevation; change to brick colour on top floor, change from concrete to brick on ground floor.

*The meeting was adjourned at 7.17pm, and reconvened at 7.23pm.*

The Planning Services Manager introduced the report and Members were shown an aerial photograph of the site.

The application was for amendments to an existing permission which were set out on page 5 of the agenda. The Officer ran through each of the four elevation plans for Members' consideration, showing the approved scheme and what was being proposed.

Officers considered the amendments to be acceptable and the recommendation was for approval of the application, subject to completion of a satisfactory Deed of Variation to the original section 106 Obligation.

Members raised no questions on the presentation and there were no registered speakers.

The Committee Members unanimously agreed to approve the application.

### **Decision**

The application was **APPROVED**, subject to completion of a satisfactory Deed of Variation to the original section 106 Obligation, and the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Noise protection, including MVHR and means to reduce overheating
4. Sound testing between floors
5. Working hours
6. To be carried out in accordance with Construction Method Statement as previously approved
7. To be carried out in accordance with contaminated land remediation strategy previously approved
8. Fencing and walls

9. Landscaping and tree protection
10. Development should not commence until finalised detailed foul and surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.
11. Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.
12. The use hereby permitted shall not be carried on unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be equal to a value of £15,889.20 as identified in the emissions mitigation assessment contained within Chapter 8 of the Air Quality Assessment dated August 2018 and provided as part of the application.
13. The use hereby permitted shall not be carried on unless and until an air quality impact assessment of the proposed centralised energy facility has been submitted to and approved in writing by the Local Planning Authority. All boilers and/or CHP plant installed on site shall have a NO<sub>x</sub> emission rate of less than 40 mg/kWh of dry NO<sub>x</sub> (at 0% O<sub>2</sub>).
14. Samples and schedule of materials.
15. Strip of land to be reserved as highway for provision of future cycleway
16. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
17. Cycle parking
18. Vehicular access
19. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
20. Water consumption
21. Refuse storage
22. All dwellings hereby approved shall be occupied at all times as affordable rented homes as defined by the NPPF.
23. Archaeological written scheme of investigation

Application Number: AWDM/1217/20	
Site:	<b>Development site at 85 to 89 Brighton Road, Lancing</b>
Proposal:	Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents' gardens.

The Planning Services Manager advised there were further comments to advise the Committee since publication of the agenda.

Two further representations had been received stating the access road to the side of the building should not be used for construction traffic; that adequate boundary treatment was necessary; and that there was inadequate parking in the area.

WSSC had also provided further comments and had stated a s106 financial contribution would be required towards libraries, fire & rescue and transport infrastructure. The Officer said if permission were granted, it would be subject to that contribution. There was also an update regarding drainage as the architect had confirmed that unfortunately they had been unable to take any measurements during the November spring tide and therefore would need to wait until the December spring tide to obtain the necessary readings.

The Planning Services Manager outlined the application and Members were shown an aerial view of the site, various plans, photographs and GI to assist in their consideration of the application.

Some Members raised queries with the Officer which were answered in turn.

There was a further representation from the architect who had elected to join the meeting and spoke in support of the application.

One Member felt the scheme was acceptable and would be an improvement in the area however, raised concerns regarding construction traffic in such a busy locality. Another Member had some concerns over parking at the site but had concluded there was good public transport closeby and the home was in close proximity to the Beach Green car park. Overall, she felt the proposal was a big improvement on the outdated facilities and would be happy to support.

The Committee Members voted unanimously in support of the proposal subject to the completion of a s106 agreement to secure the infrastructure contribution required by West Sussex County Council and the relevant spring tide survey in order for drainage conditions to be attached.

## Decision

To **GRANT** permission subject to the completion of a s106 agreement to secure the infrastructure contribution required by West Sussex County Council; to undertake the relevant spring tide survey in order for drainage conditions to be attached to any permission; and subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Access
5. Access closure
6. Cycle parking
7. Vehicle parking and turning
8. CMP
9. Travel Plan
10. Provision of fire hydrant
11. Contaminated land
12. Details of acoustic and ventilation design
13. Foul and surface water drainage details to be submitted and approved
14. Independent assessment to be carried out to ensure building meets BREEAM Very Good rating/ minimum 10% predicted energy demand from renewable sources to be secured as per submitted details
15. Drainage details to be agreed
16. Acoustic protection and ventilation details to be submitted and agreed
17. Landscaping
18. Boundary treatment
19. Ecology enhancement measures

Application Number: AWDM/1544/20	
Site:	<b>66 Wembley Avenue, Lancing</b>
Proposal:	Proposed first floor extension to rear (west) elevation and 1 no. dormer to front (east) elevation.

The Planning Services Manager introduced the report which was for a significant rear extension to the property. Members were shown plans and photographs to support the Officer's presentation.

The Officer advised the recommendation was to refuse for the reasons set out in the report.

A Member queried whether there were any objections to the scheme, to which the Officer replied only representations in support of the application had been received. Another Member requested clarification as to the reason for the recommendation to refuse. The Officer felt that in his opinion it was mainly due to the depth of the flat roofed extension to a bungalow. Finally, a Member asked that if Members were to approve the application, did the Officer feel it would set a precedent. The Senior Lawyer advised each application had to be dealt with on its own merits.

There was a further representation from the architect who had elected to join the meeting and spoke in support of the application.

During debate it became apparent Committee Members were minded to approve the application, particularly as no objection to the proposal had been raised by neighbours however, they felt the appearance of the extension could be enhanced and be less incongruous. The Officer therefore suggested a condition be imposed requiring a sample of materials to be submitted and approved by the Council before commencement of construction. He also suggested a further condition to prevent windows on the side elevation of the extension.

The Committee Members unanimously overturned the Officer's recommendation to refuse the application and agreed to approve, with the inclusion of the conditions suggested by the Officer.

### **Decision**

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

1. Approve Plans
2. Standard 3 year limit
3. Schedule of Materials to be approved to include tile hanging on the northern elevation

4. No windows on side elevations

4

Application Number: AWDM/1578/20	
Site:	<b>14 Southdown Road, Southwick</b>
Proposal:	Application for consent under Adur Tree Preservation Order Ref: 13.53/1/05/SW to fell and replace one Macrocarpa Tree T1.

The Planning Services Manager outlined the application for consent to fell and replace a tree at the above property. The Committee Members were shown photographs to assist in their consideration of the application.

The Officer advised it was a prominent and established feature in the street scene and its removal would be detrimental to the visual character of the area.

The Committee Members unanimously agreed to refuse the application.

### **Decision**

That the application for consent be **REFUSED** for the following reason:-

The Macrocarpa tree is a prominent and established feature which makes a positive contribution to the character of the area and adjacent Southwick Conservation Area and its removal would therefore be detrimental to the visual character of the area. It is not considered that a sufficient arboricultural reason has been provided to justify the felling of the tree and accordingly the proposal fails to comply with policies 15 and 30 of the Adur Local Plan 2017.