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Minutes of a meeting of the
Adur Planning Committee
11 January 2021
at 7.00 pm

Councillor Carol Albury (Chair)
Councillor Stephen Chipp (Vice-Chairman)

Councillor David Balfe
Councillor Kevin Boram
Councillor Brian Coomber

Councillor Lee Cowen
Councillor Joss Loader
Councillor Paul Mansfield

****Absent**

Officers: Head of Planning and Development, Senior Lawyer and
Democratic Services Officer

ADC-PC/42/20-21 Substitute Members

There were no substitute members.

ADC-PC/43/20-21 Declarations of Interest

There were no other declarations of interest.

ADC-PC/44/20-21 Public Question Time

There were no questions raised under Public Question Time.

ADC-PC/45/20-21 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 7 December 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 Carol Albury, Stephen Chipp, David Balfe, Kevin Boram,
Brian Coomber, Lee Cowen and Joss Loader.

ADC-PC/46/20-21 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/47/20-21 Planning Applications

The planning applications were considered, see attached appendix.

Planning Applications (Appendix)

ADC-PC/48/20-21 Infrastructure Funding Statement

The Committee was advised a hard copy of the Infrastructure Funding Statement (IFS), which had been published on the Councils' website, had been circulated to them since publication of the agenda.

The report had been produced to advise Members of the new Government requirement for all Councils to produce an annual IFS. The Officer said the Government had recognised that greater transparency could be achieved through this requirement.

The Officer advised the Statement set out what money had been collected during the financial year 2019-20; what had been allocated; and what remained unspent. Members were however, reminded that there were separate procedures for agreeing the spend of S106 monies through the relevant Executive Members or the Joint Strategic Committee.

Some Members raised queries with the Officer for further clarification, which the Officer answered in turn.

One Member requested that in the future the photograph on the front cover be more relevant to Adur District Council's infrastructure finance. The Officer accepted the comment.

The Officer concluded his presentation by advising that the report author, David Attmore, was the Councils' new S106 and CIL Monitoring Officer who had been in post for a year.

Decision

The Planning Committee Members noted the publication of the Adur Infrastructure Funding Statement 2019-20 and the accompanying Developer Contributions Data on the Council's website.

The meeting ended at 7.32 pm

Application Number: AWDM/1579/20	
Site:	86 Penhill Road, Lancing
Proposal:	Application for minor material amendments to previously approved AWDM/1176/15. Amendments: Change from tile hanging to horizontal grey wood grain cement board, UPVC window to south elevation - the toplight opening has been moved to the opposite side, remove single roof light to first floor bedroom, remove skylight to first floor bathroom.

The Head of Planning and Development introduced the report and advised Members the application was for minor material amendments to a previously approved development.

Members were shown an aerial photograph of the property, together with various plans, and the Officer outlined the key changes for their consideration.

The Officer referred to a letter of representation received from the neighbour who had objected to the clear glazed window on the south facing bathroom. However, the agent had confirmed the window was now obscured. The Committee were advised Officers had recommended a condition that the window be altered with obscure glazing however, an obscure glazed film had been added which Officers felt was acceptable. Therefore, condition 5 would be amended to retain obscure glazed film on the bathroom window but for the window to be restricted to top opening only.

The Officer's recommendation was for planning permission to be granted with the amendment to the wording of condition 5.

The Committee unanimously agreed the Officer's recommendation.

Decision

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

1. Approved Plans
2. No windows to be formed in the east and west side walls and roof slope.
3. Dormer and roof lights on east and west obscurely glazed and non-opening, except the windows on the west side where the openable part is higher than 1.7 metres above internal floor level of the room they are serving. The rooflights of the east elevation shall remain fixed shut at all times.
4. The additional accommodation hereby permitted shall be used only for residential purposes (Class C3) in connection with the use of the property the subject of this permission, 86 Penhill Road, Lancing, as a single dwelling house and for no other purpose, including as commercial holiday

or bed and breakfast accommodation without the prior permission of the local planning authority in an application on that behalf.

5. To ensure the permanent retention of obscure glazing film and for the lower opening fanlight to be permanently closed.

Informatives: -

1. Proactive no amendments