

Minutes of a meeting of the
Adur Planning Committee
11 May 2020
at 7.00 pm

Councillor Carol Albury (Chair)

Councillor David Balfe
Councillor Stephen Chipp
Councillor Lee Cowen
Councillor Joss Loader

Councillor Paul Mansfield
Councillor Kevin Boram
Councillor Andy McGregor

Absent

Councillor Pat Beresford and Councillor Brian Coomber

ADC-PC66/19-20 Substitute Members

Councillor Kevin Boram substituted for Councillor Pat Beresford.

Councillor Andy McGregor substituted for Councillor Brian Coomber.

ADC-PC67/19-20 Declarations of Interest

There were no declarations of interest.

ADC-PC68/19-20 Public Question Time

The Chairman advised that there were no pre-submitted questions from members of the public about any matter for which the Council had a responsibility or which affected the District.

The Council's revised procedure rules require advance notification of all public questions where a committee meeting is being held remotely.

ADC-PC69/19-20 Confirmation of Minutes

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

A recorded vote was taken as follows:

For: Councillors Albury, Balfe, Chipp, Cowan, Loader and Mansfield

Councillor Boram and McGregor were not asked to confirm the minutes as the DSO advised they had not been present at the previous meeting. However, Councillor Boram advised he had been in attendance.

ADC-PC70/19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC71/19-20 Planning Applications

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Application Number: AWDM/1802/19	
Site:	4/6 Old Shoreham Road, Lancing
Proposal:	Full Planning Application following on from approved application reference AWDM/0337/18 (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) for the erection of 2no 4-bedroom semi-detached replacement dwellings instead of the consented 1no 5-bedroom detached dwelling at 4 Old Shoreham Road.

The Planning Services Manager introduced the report and outlined the application for Members which included various plans and photographs for their consideration.

The Officer advised planning permission had previously been granted for a single detached house on the front north-west of the site, but this would be replaced by two semi-detached houses of a slightly greater footprint. The previous permission has included a single garage to serve the single dwelling, however, that would become a double garage. The access and the two dwellings at the rear were as the previous proposal.

Members were shown the drainage plan submitted with the application and the Officer advised there were several drainage conditions to be imposed prior to consent.

The Officer stated amendments had been made during the application and was in effect an amended scheme to that which was granted last year. He advised the Officer's recommendation was as stated in the report, to approve the application.

The Committee Members raised a number of queries with the Officer on the presentation for clarification which were answered in turn to the Members' satisfaction.

The majority of the queries were in relation to the proposal's drainage design and whether the Committee could refuse the application on the basis the drainage solution was still outstanding. The Officer advised Members that the relevant consultees had raised no objection to the drainage details as submitted, and that those details would be subject to conditions to ensure they were implemented. The Officer commented that drainage had been discussed at considerable length between Officers and the applicant. With regard to the discharge of conditions, which in this case were extensive, he advised these would not normally come back to the Committee for approval and referred Members to the details of the drainage conditions on pages 6 and 7 of the report.

Another Member felt the site had been an eyesore in Lancing for some 25 years and as the gateway to Lancing, questioned whether Officers could hasten development without waiting a further 3 years before implementation. The Officer said the Council would be justified in taking enforcement action however, given the normal lengthy process of enforcement, he felt the quickest way would be to secure the redevelopment of the site via a planning permission.

There were two further representations from registered speakers, one in support and one in objection, and both had elected to join the meeting.

Following the representations, a Member requested demolition of the site as soon as possible before discharge of conditions. Following discussion, it was agreed that amendment could be made to the pre-commencement conditions to allow the demolition of the existing house first.

Following further comments, a proposal was agreed to grant planning permission with amendment being made to the pre-commencement conditions to allow the demolition of the existing house first and that discharge of the drainage conditions come back to the Planning Committee for approval.

That vote was as follows:

For: Councillors Albury, Balfe, Boram, Loader, and Mansfield

Against: Councillors Chipp and McGregor

Abstentions: Councillor Cowen

Decision

That planning permission be GRANTED, subject to amendments to pre-commencement conditions to allow the demolition of the existing house first; the discharge of the drainage conditions on the application to be reported back to the Planning Committee for approval, and the following conditions:-

1. Approved Plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

3. 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.*

4. No part of the development hereby permitted, except for the demolition of the existing dwelling, shall commence until the necessary traffic regulation order to implement the waiting restrictions at the junction 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.*

5. 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 Highways England Planning Response (HEPR 16-01) January 2016 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.*

6. No part of the development hereby permitted shall commence until a Highways England Planning Response (HEPR 16-01) January 2016 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.*

7. Development shall not commence, other than works of site survey and investigation and the demolition of the existing dwelling, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure adequate surface water drainage is provided to serve the development.*

8. Development, other than the demolition of the existing dwelling, shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate maintenance and management of the surface water drainage system.*

9. The development, other than the demolition of the existing dwelling, shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: *To ensure the site is suitably drained.*

10. The hours of construction and demolition in connection with the development hereby permitted shall be restricted to 0800-1800 Monday to Fridays and 0800-1300 hours on Saturdays with no working on Sundays or Bank or Public Holidays.

Reason: *In the interests of the amenities of neighbouring properties.*

11. No works or development, other than the demolition of the existing dwelling, 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 15 of the Adur Local Plan.*

12. No development, other than the demolition of the existing dwelling, 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 policy 15 of the Adur 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. A formal application for connection to the public sewerage system is required in order to service this development. 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>
02. Works affecting the Public Highway
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. The surface water drainage design must have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Further detail regarding our requirements is available on the following webpage <https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms>. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.

04. Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

05. The developer must contact the Environmental Health section for a Demolition Notice prior to any demolition work.

Application Number: AWDM/0300/20	
Site:	Garage Block north of St Peters Place, Western Road, Sompting
Proposal:	Full Planning Application for the demolition of existing garages and the erection of 18no. 1-bedroom apartments (including 30% affordable) within a 3-storey building with associated car parking and landscaping and PV panels on flat roof. Retention of existing flat block to the south and provision of additional car parking spaces for existing flats.

The Head of Planning and Development introduced the report and outlined the application for Members with the aid of plans, photographs and computer generated images to assist in their consideration.

The Officer advised there had been comments raised with regard to the design of the scheme, which included that the proposed block building failed to connect with neighbouring properties in the area, and a suggestion as to the use of a pitched roof. However, Officers felt the simple, contemporary, high quality design was appropriate for the site and would significantly enhance the area.

The Officer advised sustainability was an important part of the design of the proposal and the flat roof not only maximised the opportunity for solar panels but there was the opportunity to include green roofs, which the applicant had since agreed to incorporate in the scheme.

The Officer referred Members to the report and at the time of publication comments were awaited from the Parks Manager. These had now been received and she supported the intention to seek an off site financial contribution to enhance open space and play areas in the area. The sum agreed was an £18,000 contribution for off site improvements at nearby parks and gardens. The Officer stated that it was for the Committee to determine whether the money be spent at Brooklands or in Sompting Parish.

At the conclusion of his presentation, the Officer referred to the affordable housing contribution and that the applicant had confirmed the scheme would incorporate 75% affordable rent and 25% shared ownership. He also advised Members of a slight amendment to the Officer's recommendation which should include provision in the s106 agreement to secure the open space contribution and an amendment to condition 10 and condition 17, to include green roofs.

Some Members raised queries on the presentation for clarification which were answered in turn by the Officer.

There was a further representation from a registered speaker in support of the application who joined the meeting.

Members unanimously agreed the Officer's recommendation to approve the application with the amendments outlined by the Officer and on the proviso the contribution towards off site open space provision would be spent within Sompting Parish.

Decision

That, subject to completion of a satisfactory section 106 Obligation, including a requirement for an £18K contribution towards off site open space provision (to be spent within Sompting Parish); the 30% affordable housing tenure to be secured with 75% affordable rent and 25% intermediate (shared ownership) within the development; to pay the contribution of £32,642 to be spent on cycle link improvements around Lancing/Sompting at A2025 Grinstead Lane/South St, Busticle Lane/Western Road, West Street/Cokeham Road/Crabtree Lane, £2,730 to be spent on providing additional stock at Lancing Library and £254 to be spent towards the supply and installation of additional fire safety equipment/smoke alarms to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Lancing; and that during the delegation period Officers to contact Southern Water Services to resolve whether the development is within the 1.5t OdU odour contour; the planning application be **APPROVED**, subject to the amendment of condition 10 being split into two conditions requiring foul and surface water details, to reflect comments from Technical Services; condition 17 to include details of green roofs and the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details of full noise protection measures, including glazing, provision of MVHR and means to reduce overheating prior to commencement
4. Windows in north and south elevation of the central wing shall at all times be obscure glazed and non opening below 1.7m
5. Working hours
6. Construction Method Statement
7. Contaminated land
8. Acoustic fencing and walls to be constructed before first occupation
9. Landscaping, provision of climbers on elongated wall and protection of existing vegetation
10. Surface water drainage to be dealt with by way of infiltration or by attenuation and surface water runoff from the site to be managed and controlled onsite
11. The development shall implement in full the emissions mitigation measures set out in section 6 of the Air Quality Assessment
12. Samples and schedule of materials.
13. No part of the development shall be first occupied until the car parking for both St Peter's Place and the proposed development has been constructed in accordance with the approved site plan. At least 6 spaces serving the new development shall be provided with an active charging point for electric vehicles with the remaining spaces provided with ducting to enable future connection. These spaces shall thereafter be retained at all times for their designated purpose.
14. Cycle parking
15. Water consumption
16. Refuse storage
17. Details of PV panels and green roofs

The meeting was adjourned at 9.06pm, and reconvened at 9.11pm.

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Application Number: AWDM/1044/19	
Site:	1 South Beach, Beach Road, Shoreham Beach
Proposal:	Remodelling and extension of existing bungalow to form two storey dwelling, including raised ridge height. Demolition of existing side (west) extension and rear (south) conservatory and construction of part two storey/part single storey extension to west side elevation and single storey extension to rear (south) elevation with roof terrace over to side and rear. New roof over garage.

The Head of Planning and Development introduced the report and outlined the application for Members with the aid of plans, sketched views and photographs to assist in their consideration.

The Officer's recommendation was to approve the application.

There was a further representation from a registered speaker in support of the application who joined the meeting.

Members unanimously agreed the Officer's recommendation to approve the application.

Decision

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

1. Approved Plans
2. Standard 3 year time limit
3. Materials as submitted
4. Remove PD Class A, B, C, E
5. Hours of working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Application Number: AWDM/0769/19	
Site:	43 & 45 Valley Road, Sompting
Proposal:	Minor material amendments to roof extension permitted under AWDM/1728/15, consisting of revisions to roof extensions to rear, addition of lean-to roof to side porch, amendments to fenestration and addition of dragon finial to roof ridge (Numbers 43 and 45).

The Planning Services Manager outlined the application for Members which sought minor material amendments to a previous planning permission. The application was brought to Committee for determination as the applicant was a member of staff. The Officer produced plans and photographs to assist Members, and indicated on the block plan No 45 Valley Road, which the application related to.

The Officer's recommendation was for planning permission to be granted.

There was a further representation from a registered speaker in support of the application who joined the meeting.

The Committee Members unanimously agreed the Officer's recommendation to grant planning permission.

Decision

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

01. Approved plans
02. Withdrawal of permitted development rights for additional windows

Application Number: AWDM/0272/20	
Site:	Land east of 1 to 11 Mercury House, Ham Road, Shoreham-by-Sea
Proposal:	Retrospective application for the temporary change of use of land for overflow staff car parking.

The Planning Services Manager outlined the application for Members, which was the former Adur Civic site, and they were shown plans and photographs to assist in their consideration of the application.

The Officer's recommendation was for approval of the planning application which was for temporary permission up to 31 March 2021.

Members raised queries with the Officer on the presentation for clarification, mainly in relation to the Travel Plan, and these were answered in turn by the Officers.

There was a further representation in objection to the application which was read out at the meeting by an Officer.

The Committee Members unanimously agreed the Officer's recommendation to approve planning permission.

Decision

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

- 01. Approved Plans
- 02. Temporary Permission...31 March 2021

The meeting ended at 10.09 pm