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Minutes of a meeting of the
Adur Planning Committee
6 September 2021
at 7.00 pm

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

Councillor Dave Collins
Councillor Tania Edwards
Councillor Jeremy Gardner

Councillor Paul Mansfield
Councillor Steve Neocleous
Councillor Carol O'Neal

** Absent

Officers: Planning Services Manager, Adur Planning Policy Manager, Lawyer and Democratic Services Officer

ADC-PC/31/21-22 Substitute Members

There were no substitute Members present.

ADC-PC/32/21-22 Declarations of Interest

There were no declarations of interest.

ADC-PC/33/21-22 Public Question Time

A public question was raised by Barbara O'Kelly on behalf of Adur Residents Environmental Action (AREA) as follows:

One of the objectives of the Good Practice Houseboat Guide is to protect and improve the water quality of the River Adur. This is reinforced by Policy 35 of the Local Plan relating to water quality and adequate sewage treatment facilities.

We understand i.e AREA, that testing of the river's pollution levels has been stopped. That means we no longer know whether levels of bacteria, such as e-coli are. So, what plans do Adur Council, Southern Water and the Environment Agency (2.9 of the Good Practice Guide) have for restarting the testing program, meeting to find a practical solution to improve and oversee the pollution levels and finding a viable solution to the issue of the disposal of raw sewage from the houseboats? Given the increased use of the river for water sports this is surely a health issue.

Response at meeting:

The Planning Services Manager confirmed that with regard to testing, Environmental Health had advised that sampling had been suspended between April - August 2020, November 2020 and January to April 2021 (10 months in total). Monthly sampling had

resumed in May 2021, and sampling results were now published on the Council website as and when they were received.

<https://www.adur-worthing.gov.uk/environmental-health/pollution/water-quality/river-adur/>

The Officer advised that from a planning perspective, any application received in connection with a houseboat would be assessed against the Policy in the Local Plan, and clearly, if Officers also had sampling results these would assist in consideration of the application.

He referred to the Good Practice Houseboat Guide and advised that few applications received necessitated planning permission and therefore, without a planning application, Officers were unable to impose restrictions. However, they would take the opportunity to point applicants and residents in the direction of the Guide and try to encourage its use. Beyond that, as a Committee, they could only react to a planning application when received and use policies against it.

Ms Barbara O'Kelly asked a supplementary question as follows:

When you referred to a planning application did you mean for another houseboat or an additional houseboat on another site?

The Officer responded yes, and referred specifically to one received for a replacement houseboat. With regard to the scale and design of the houseboat he advised it was a relatively simple planning application, but in terms of consulting with Natural England and the Environment Agency, it had become more complicated. He reiterated that when this type of application was received, Officers always alerted applicants to the policy provisions, and the Houseboat Guide.

ADC-PC/34/21-22 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 9 August 2021 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/35/21-22 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/36/21-22 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/37/21-22 Planning Appeals

There were none to report.

ADC-PC/38/21-22 Proposed Update of the Adur Local Plan

The Adur Planning Policy Manager introduced the report and reminded Members that the Adur Local Plan was adopted in 2017 and contained a commitment to a review within 5

years. The Government had also set a new target for all Local Planning Authorities to have new Plans in place towards the end of 2023/early 2024.

The Officer advised that since adopting the Adur Local Plan there had been many changes, which included the revised National Planning Policy Framework in 2019, with further revisions made in July 2021; the permitted development regime; social changes in town centres, particularly retail areas; and climate change.

Members were advised the current Local Plan covered a period up to 2032, with the updated version up to at least 2038.

The Officer advised one of the key issues to address had been housing needs and there had been changes since adopting the Local Plan in 2017. The Government had introduced a new Standard Methodology and set a population based housing target of 248 per year (compared to the current delivery target of 177 dwellings per annum). Given the constraints it was therefore necessary to look very rigorously at all opportunities and develop a capacity based target which, given constraints, may be lower.

The Officer concluded her presentation by advising Members the team would be looking at commissioning evidence relating to various issues, particularly regarding transport, infrastructure needs and viability. She also referred to the proposed key milestones for the update of the Adur Local Plan and the Local Development document appended to the report.

A Councillor made a comment for the Executive Member for Regeneration to continue lobbying the MP and the Department for Housing and Communities for a genuine local strategy for Adur, it being located in a constrained area between the coast and the South Downs National Park. Another Councillor agreed it was important to have a coherent plan that worked for Adur, supporting the character, as well as bringing new houses to the area. He also referred to the importance of the Adur & Worthing Joint Statement of Community Involvement and consideration of the need to update it.

Decision

The Planning Committee considered the principle of updating the Adur Local Plan 2017; the Local Development Scheme attached at Appendix 1; and agreed to forward any comments to the Executive Member for Regeneration.

The Chairman closed the meeting at 8.25 pm, having commenced at 7.00 pm.

Chairman

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Application Number: AWDM/1272/21	
Site:	Land Between 38 And 40 And South Of 32 To 44 St Giles Close, Shoreham-By-Sea
Proposal:	Demolition of existing garage blocks and construction of 2no. 2 bed 2 storey dwellings and 2no. 1 bed single storey dwellings.

The Planning Services Manager advised the Committee Members that all three applications to be considered at the meeting were submitted by Adur District Council and there were no delegation rights to Officers.

The Officer advised he had received one further letter of objection, since the agenda and reports were published, on the grounds of overlooking, loss of property value, loss of privacy, increased traffic, and it was felt that other sites could be developed.

Members of the Committee were shown an aerial photograph of the site, together with a number of plans and photographs to assist Members in their consideration of the application.

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

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

During debate, the Committee agreed it was an ideal opportunity to redevelop such a site due to the urgent need for new housing in the District; however, concerns had been raised regarding the detail of the boundary wall/fencing for neighbouring residents. Some Members requested an additional condition be imposed and the Officer agreed to add a condition for details of boundary fencing to be submitted.

Decision

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

1. Approved Plans.
2. Full Permission.
3. Development shall not commence, other than works of site survey and investigation, 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended 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.

4. Development 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.
5. 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.

Reason: To provide car-parking space for the use

6. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

7. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

8. The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.
9. No works or development 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.

10. The windows in the first floor southern elevations of the dwellings hereby approved shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
11. No additional windows shall be installed in the southern or western elevations of the dwellings hereby approved.
12. Approval of Materials.
13. Removal of permitted development rights for any extensions/alterations.
14. Hours of Construction to be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and no working on Sundays or Bank/Public Holidays.
15. Details of boundary fencing to be submitted.

Informatives

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The Percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also 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. Adequate Freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further Detail regarding our requirements are 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"

Application Number: AWDM/1247/21	
Site:	Garage Compound 1 To 20 Gardner Road, Southwick
Proposal:	Demolition of existing garage blocks; erection of 2no. 3 bed semi-detached dwellings with associated works and car parking.

The Planning Services Manager began his presentation by advising Members of comments received from Southern Water. They raised no objection subject to a condition requiring details of foul water sewerage and surface water details to be submitted to the Council prior to commencement of the development.

The Officer outlined the application and Members were shown a number of plans and photographs to assist.

The Officer's recommendation was to grant permission.

A Member raised a query regarding the potential loss of the car park area which ran between Gardner Road and St Albans Road. She requested the ownership of the land and whether it would be likely the owners could redevelop in the future. The Officer confirmed the land was the property of the Council and if the use of the land was to be changed it would require planning permission.

The Committee Members voted unanimously to grant permission with the inclusion of the condition proposed by Southern Water.

Decision

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

1. Approved Plans
2. Time limit
3. Materials
4. Boundary treatment
5. Landscaping
6. Car parking
7. Cycle parking
8. Electric vehicle charging spaces
9. Drainage
10. Contaminated land
11. Details of foul water sewerage and surface water details to be submitted prior to commencement of the development.

Application Number: AWD/1434/21	
Site:	Garage Block 123 To 139 Wilmot Road, Shoreham-By-Sea
Proposal:	Demolition of existing garages and construction of a terrace of 4no. 2 bed dwellings and 1 no. 1 bed wheelchair accessible bungalow and associated works.

The Planning Services Manager outlined the application for Members, and were shown a number of plans and photographs in support.

The Officer's recommendation was to grant permission for the reasons set out in the report.

Some Members raised queries on the presentation for clarification, which the Officer answered in turn to their satisfaction.

During debate, the Members were happy to approve the application however, they required two additional conditions for details of refuse and recycling collection and boundary fencing to be submitted prior to commencement of development.

The Committee Members unanimously agreed to grant permission with the inclusion of the two additional conditions.

Decision

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

1. Approved Plans
2. Full Permission.
3. Development shall not commence, other than works of site survey and investigation, 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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.

4. Development 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.
5. 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 always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use.

6. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

7. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

8. No development shall be commenced until plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

9. No works or development shall take place until full details of all boundary treatment (including fencing) and 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.

10. The windows in the first floor southern elevations of proposed plots 1 and 2 hereby approved shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
11. No additional windows shall be installed in the southern or western elevations of the dwellings hereby approved.
12. Approval of Materials.
13. Removal of permitted development rights for any extensions/alterations.
14. Hours of Construction to be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and no working on Sundays or Bank/Public Holidays.
15. Details of refuse and recycling collection to be submitted.
16. Details of boundary fencing to be submitted.

Informative

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also 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. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further details regarding our requirements are 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"

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