

Minutes of a meeting of the
Adur Planning Committee
4 October 2021
at 7.00 pm

Councillor Carol Albury (Chairman)
**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: Principal Planning Officer (Shoreham Harbour), Locum Lawyer and Democratic Services Officer

ADC-PC/46/21-22 Substitute Members

Councillor Joe Pannell substituted for Councillor Stephen Chipp.

ADC-PC/47/21-22 Declarations of Interest

There were no declarations of interest.

ADC-PC/48/21-22 Public Question Time

There were no questions raised under Public Question Time.

ADC-PC/49/21-22 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 20 September 2021 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/50/21-22 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/51/21-22 Planning Applications

There were none to report.

ADC-PC/52/21-22 Planning Appeals - Land Opposite 17-19 Victoria Road, Shoreham

The Chair asked the Committee to note the outcome of the planning appeal decision on the Land opposite 17-19 Victoria Road, Shoreham.

ADC-PC/53/21-22 Conservation Area Character Appraisal Reviews

The Principal Planning Officer advised the Committee that Adur had seven conservation areas designated, to protect their architectural and historical interest, and three of those, Southlands, Southwick and Shoreham-by-Sea town centre, had character appraisals produced around 2008 to 2009.

The Officer advised the remaining four conservation areas relied on conservation reports produced in the early 1990s. Therefore, a consultant had been commissioned to review the character areas to see whether the boundaries were still appropriate and to produce new character and area appraisals for those conservation areas. The four areas were Old Shoreham, Kingston Buci, North Lancing and Sompting, and as the latter two included parts of the South Downs National Park, further work had been required. Officers expected to bring updated conservation character appraisals for those areas to a future Committee meeting, potentially early next year.

For Old Shoreham and Kingston Buci areas, the updated character area appraisals management proposals and suggested boundary changes were included in 3.2 and 3.3 of the report. The Officer advised the management proposals had suggested the making of an Article 4 Direction for each of the conservation areas which would limit permitted development rights.

In conclusion, the Officer outlined the recommendation at the end of the report.

One Member said that should a building be taken out of a conservation area and a planning application was then received for that site, could the Committee take into consideration that it was adjoining a conservation area. The Officer confirmed the setting of the conservation area would be a material consideration.

The same Member said he realised the appraisal was produced in February 2021, but felt it was unfortunate the Red Lion had been described as being in an unloved state and felt that as it had improved since reopening Officers could include an addendum to this effect. The Officer agreed, but said the appraisals would be open to public consultation and any amendments could be made at that time.

Decision

That the Planning Committee **AGREED** the Adur Executive Member for Regeneration can authorise:

1. Public consultation on the revised character appraisals for Old Shoreham Conservation Area and Kingston Buci Conservation Area
2. Public consultation on the proposed boundary changes of Old Shoreham Conservation Area and Kingston Buci Conservation Area
3. Making and consulting on Article 4 Directions for Old Shoreham Conservation Area and Kingston Buci Conservation Area under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
4. Confirmation of the Article 4 Directions under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The Chairman closed the meeting at 7.10 pm, having commenced at 7.00 pm.

Chairman