

# Public Document Pack

Minutes of a meeting of the  
Adur Planning Committee  
7 March 2022  
at 7.00 pm

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

Councillor Dave Collins  
Councillor Tania Edwards  
Councillor Jeremy Gardner

Councillor Steve Neocleous  
Councillor Carol O'Neal  
\*\*Councillor Paul Mansfield

\*\*Absent

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

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## **ADC-PC/90/21-22 Substitute Members**

Cllr Brian Boggis substituted for Cllr Paul Mansfield  
Cllr Joe Pannell substituted for Cllr Stephen Chipp

## **ADC-PC/91/21-22 Declarations of Interest**

Cllr Carol Albury declared an interest in items 1 & 3 as a Ward Councillor and also having had emails regarding item 1 but stated she had not predetermined the matter.

Cllr Joe Pannell declared an interest in Item 3 as a Parish Councillor.

Cllr Dave Collins declared a pecuniary interest in item 2.

## **ADC-PC/92/21-22 Public Question Time**

There were no questions raised under Public Question Time.

## **ADC-PC/93/21-22 Minutes**

There were no minutes to approve.

## **ADC-PC/94/21-22 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

## **ADC-PC/95/21-22 Planning Applications**

The planning applications were considered, see attached appendix.

**ADC-PC/96/21-22    Planning Appeals**

There were none to report.

**ADC-PC/97/21-22    First Homes - Publication of Interim Position Statement for Adur Local Plan area.**

A report by the Director for the Economy, First Homes - Publication of Interim Position Statement for Adur Local Plan area, was noted by the Committee.

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The meeting ended at 8.28 pm

**Chairman**

<b>Application Number:</b>	<b>AWDM/0123/22</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>20 Lancing Close, Lancing, West Sussex BN15 9NJ</b>	
<b>Proposal:</b>	<b>Application for consent under Adur Tree Preservation Order No. 13.53/1/01 (L) of 2001 to pollard at 14 to 16 metres to above previous points Poplar trees T3, T4, T5 and T6.</b>	
<b>Applicant:</b>	<b>Mrs Ruth Nicol</b>	<b>Ward: Manor</b>
<b>Agent:</b>	<b>Mr Stephen Duance South Coast Tree Care Ltd</b>	
<b>Case Officer:</b>	<b>Jeremy Sergeant</b>	

The Planning Services Manager delivered his presentation explaining that the applicant had previously sought permission to pollard these trees and the Committee had deferred the application to enable expert input. This application was a new one which sought the same permission with the adjustment of pollarding two metres higher.

During debate the committee felt that the proposed pollarding was still too extreme and they continued to require expert representation to advise them on the effect on the trees.

A motion was proposed to defer once again to allow the applicant to supply the expert representation. This was seconded and voted on.

The Committee agreed to **defer** the application as Members had not received justification for the proposed works as requested under the previous application. Members requested that the applicant attend committee to explain the justification for the amount of works proposed.

<b>Application Number:</b>	<b>AWDM/2007/21</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>51 Old Fort Road, Shoreham-By-Sea, West Sussex</b>	
<b>Proposal:</b>	<b>Demolition of existing chalet bungalow and construction of a pair of semi detached 3 storey, 3 bedroom houses (including lower ground floor below existing ground level)</b>	
<b>Applicant:</b>	<b>Mrs Brenda Collins</b>	<b>Ward: Marine Adur</b>
<b>Agent:</b>	<b>James Breckell</b>	
<b>Case Officer:</b>	<b>Hannah Barker</b>	

Councillor Dave Collins left the room due to a pecuniary interest in the application.

The Planning Services Manager delivered his presentation clarifying the amendments made to the plans since the application was last considered and deferred.

There were three representations from registered objectors who expressed views that the amendments did not significantly address their concerns.

There were representations from the applicant and the architect reiterating the changes that had been made in response to the community's concerns.

During debate, deliberations took place around the size of the proposed development within its plot, in relation to comparable developments in the road. It was noted that the architect had compromised with amendments to the front elevation, in line with member observations and comments expressed at the deferred committee meeting.'

The Committee agreed to **approve** the application subject to the following conditions: -

1. Approved Plans.
2. Standard 3 year time limit.
3. Materials as set out in the Design and Access Statement and Approved Plans.
4. Removal of P.D including outbuildings.
5. Hours of work.
6. No additional openings, obscure glazing to east and west elevations and

privacy screens to be installed prior to occupation.

7. The dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. The dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority
8. The sustainability and energy efficiency measures referred to in the Design and Access Statement shall be installed before the dwelling hereby approved is occupied. (excluding the Heat Source Pump which has been removed from the approved drawings.).
9. Tree Protection.
10. Access (Access to be provided prior to first occupation)  
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Plan and numbered 04A.

**Reason:** In the interests of road safety.

11. Car parking space (details approved)  
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. The parking area shall be edged with raised blocks to abut the pavement to create a barrier to limit the amount of gravel overspill onto the public highway.

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

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

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

13. Electric Vehicle Charging Spaces  
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided.

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

14. CMP.

15. 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.

16. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 11726, Second issue dated 8 December 2021, by GTA Civils & Transport Ltd) and the following mitigation measures it details:

- Finished floor levels for the ground floor shall be set no lower than 6.15 metres above Ordnance Datum (AOD) (Section 3.2 of the Flood Risk Assessment).
- The room on the lower ground floor (labelled as a 'flexible room' on drawing no 058 Rev A at Appendix C of the Flood Risk Assessment) shall not be used for habitable uses and/or for sleeping accommodation.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Note: The non-habitable use of the flexible room is confirmed in the submitted letter dated 7 December 2021 from James Breckell Architects.

**Reasons:** - To reduce the risk of flooding to the proposed development and future occupants in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

#### Informatives

1. Pulverised Fuel Ash
2. Proactive with amendments
3. Lamp Column Relocation. The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.
4. Vehicular cross over
5. Demolition notice
6. 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 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"

7. SW standard informative
8. SuDS
9. Infiltration rates

<b>Application Number:</b>	<b>AWDM/0028/22</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>Beach And Foreshore, Beach Green, Brighton Road Lancing</b>	
<b>Proposal:</b>	<b>Installation of 8 Beach Huts on Beach Green to the south/east of the bandstand</b>	
<b>Applicant:</b>	Mr Oliver Last, Lancing Parish Council	Ward: Widewater
<b>Agent:</b>	N/A	
<b>Case Officer:</b>	Gary Peck	

Councillor Joe Pannell left the room due to an interest as the Parish Councillor.

The Planning Services Manager gave his presentation explaining that the applicants had reduced the amount of beach huts planned to eight and that four would be retained for community use and four would be for sale.

The Committee agreed to **approve** subject to the following conditions:-

1. Approved Plans.
2. Full Permission.
3. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),



- details demonstrating that the protected vegetated shingle will not be disturbed during the construction works
- details of public engagement both prior to and during construction works

**Reason:** In the interests of highway safety and the amenities of the area.

4. Approval of Materials

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