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Minutes of a meeting of the Adur Planning Committee 4 July 2022 at 7.00 pm

Councillor Carol Albury (Chair)
Councillor Joe Pannell (Vice-Chair)

Councillor Jeremy Gardner
Councillor Carol O'Neal
Councillor Vee Barton
Councillor Dan Flower

*Councillor Jim Funnell
Councillor Joe Pannell
Councillor Julian Shinn

*Absent

Officers: Planning Services Manager, Principal Planning Officer, Senior Lawyer and Democratic Services Officer

ADC-PC/7/22-23 Substitute Members

Councillor Andy McGregor substituted for Councillor Mandy Buxton.

ADC-PC/8/22-23 Declarations of Interest

Councillor Carol Albury declared an interest in planning application 1 as Ward Councillor for Manor Ward and informed the committee that she had been involved with the matter thus far. Cllr Albury declared she would leave the room for this item and handed chairing of the item over to Vice Chair Councillor Joe Pannell.

ADC-PC/9/22-23 Public Question Time

There were no questions raised under Public Question Time.

ADC-PC/10/22-23 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 06 June 2022 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/11/22-23 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/12/22-23 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/13/22-23 Planning Appeals

There were none to report.

ADC-PC/14/22-23 Conservation Area Character Appraisal Reviews Report

The Principal Planning Officer presented the report by the Director for the Economy updating the Planning Committee on public consultation carried out on the Kingston Buci Conservation Area Character Appraisal, the Old Shoreham Conservation Area Character Appraisal and the Article 4 Direction for both areas.

The Officer explained that any comments would be passed to the Executive Member for Regeneration to inform his decisions on adoption of the character appraisals for each conservation area, adoption of an updated Adur Policies Map to reflect revised boundaries for each conservation area and confirmation of the Article 4 Direction for each conservation area.

Members raised concerns surrounding Spinals Grove being excluded from the conservation area and the Officer confirmed that regard would still need to be had to the setting of the Conservation Area were Spinnals Grove to be removed and any subsequent applications received there.

The meeting ended at 8.03 pm

Chair

Application Number:	AWDM/0489/22	Recommendation - Approve
Site:	Miller And Carter, 43 Manor Road, Lancing	
Proposal:	The erection of 10 non illuminated signs to assist customers with the parking rules of the car park (part retrospective)	
Applicant:	Euro Car Parks	Ward: Manor
Agent:	Ms Clare Pilling	
Case Officer:	Peter Barnett	

The Planning Services Manager delivered his report explaining that this was a part retrospective application that sought to retain 10no. Non illuminated signs out of 13 which had been installed within the carpark of Miller and Carter, a public House/restaurant within the North Lancing conservation area. The signs had been placed around the carpark to advise that parking was for patrons only and inform those patrons how to validate their free parking. The Officer clarified that on a site visit it had been noted that there were in fact 15 signs within the site and these additional 2 would also be required to be removed.

There was one registered speaker who made a representation against the application. Issues addressed within the representation encompassed issues around the site being within a conservation area, the appearance of the current signage being out of keeping with the surroundings and justification that no signage was necessary in the carpark due to the stringent measures the restaurant had in place to log patrons registration numbers on admittance.

Members discussed the need for some signs to inform non patrons parking in the carpark that they would incur parking fines. It was addressed that the majority of non patrons parking in this carpark were parents dropping off and picking up children from a nearby school and it was suggested that a letter could be sent to these parents communicating the parking penalties in force at this venue, thus limiting the need for signage.

Members accepted the principle of signage (as reduced in number by the amended application) but proposed that the application be deferred to enable the applicant to provide signs more in keeping with the Conservation Area.

This proposal to **Defer** was seconded and approved unanimously by the committee members.

Application Number:	AWDM/0343/22	Recommendation - Approve
Site:	5 Commerce Way, Lancing Business Park, Sompting	
Proposal:	Erection of a building for B8 storage and distribution use (with ancillary offices), car parking, service yard areas and associated works.	
Applicant:	Trustees of the Strings & Things Limited Pension Scheme	Ward: Peverel
Agent:	Mr Jamie Loxley	
Case Officer:	Peter Barnett	

The Planning Services Manager delivered his report explaining that this application sought to demolish a flat-roofed two storey office building with warehousing at the rear, in Commerce Way within the Lancing Business Park and construct, in its place, a single modern employment unit with approximately 1,160 sq m of new employment floorspace for B8 use (storage and distribution) with ancillary office space.

There were no speakers registered for this application.

During discussions members raised concerns including drainage issues at the site, the hours construction and demolition should be permitted and the amount of solar panels and cycle storage planned for the facility.

It was proposed that Members **Agree** to grant permission **subject to the deletion of part of condition 7 relating to a temporary exception of the permitted working hours and informatives to be added requesting that the applicant consider additional cycle parking and additional solar panels.**

This proposal was seconded and carried unanimously.