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Minutes of a meeting of the
Adur Planning Committee
6 June 2022
at 7.00 pm

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

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

Councillor Mandy Buxton
Councillor Jim Funnell
Councillor Julian Shinn

**Absent

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

ADC-PC/1/22-23 Substitute Members

Cllr Jude Harvey substituted for Cllr Dan Flower.

ADC-PC/2/22-23 Declarations of Interest

Cllr Buxton declared an interest as Chair of Lancing Parish Council and an interest in application number 4 being an associate of one of the complainants in this item. Cllr Buxton declared she would view the application with an open mind.

ADC-PC/3/22-23 Public Question Time

There were no questions raised under Public Question Time.

ADC-PC/4/22-23 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/5/22-23 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/6/22-23 Planning Appeals

There were none to report.

The meeting ended at 9.14 pm

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Application Number:	AWDM/0338/22	Recommendation - Approve
Site:	Sir Robert Woodard Academy, 44 Upper Boundstone Lane, Sompting	
Proposal:	Construction of floodlit artificial Multi-Games pitch with sprint track and long jump pit and associated landscaping. Application to vary conditions 5 and 11 of AWDM/1883/15: to extend floodlight hours and hours of use to 9.10pm Monday to Friday.	
Applicant:	Sir Robert Woodard Academy	Ward: Cokeham
Agent:	Mrs Stacey Bull	
Case Officer:	Peter Barnett	

The Planning Services Manager delivered his report explaining that Planning permission was granted in 2016 for the construction of a floodlit artificial Multi-Games pitch with sprint track and long jump pit the playing field to the north of the Sir Robert Woodard Academy(AWDM/1883/15) and that this application sought to extend the hours slightly to allow for use of the pitches up to 9.10pm Mondays to Fridays. The Officer clarified that there had been one further letter of support since the report was written.

Questions from members brought to attention that the original condition for the bund had never been fulfilled. The Officer suggested that the committee delegated to him to investigate whether this condition was in hand and if not, he would re-impose the condition on this application.

There were no registered speakers on this item and no debate.

The Committee unanimously agreed to delegate for **Approval**, in consultation with Cllr Carol Albury, to establish whether previously agreed landscaping has been carried out and, if not, landscaping condition to be reimposed on the new permission and also subject to the following conditions:-

1. Approved Plans
2. The development shall not be used at any time other than in strict compliance with the approved details of community use.
3. The football pitch floodlighting hereby approved shall only be switched on between the hours of 9.00am and 9.10pm Mondays to Fridays, 9.30am and

- 8.30pm on Saturdays and between 10.00am and 6.00pm on Sundays and Bank/Public Holidays.
4. Floodlighting to be installed in accordance with lighting impact assessment document
 5. The pathway lighting hereby approved shall only be switched on between the hours of 9.00am and 9.30pm Mondays to Fridays, between 9.00am and 9.00pm on Saturdays and between 09.30am and 6.30pm on Sundays and Bank/Public Holidays.
 6. The approved Noise Management Plan shall be adhered to at all times.
 7. The pitch hereby approved shall not be used other than between the hours of 09.00am and 9.10pm Mondays to Fridays, 9am and 8.30pm on Saturdays and between 10am and 6.00pm on Sundays and Public/Bank Holidays.
 8. The approved car parking spaces in the northernmost car park shall be retained at all times for their designated use while the pitch is in use by the community.
 9. There shall be no use of the 3G pitch hereby permitted at the same time as other specified community use/activities of the Academy buildings or other facilities on the site which are likely to generate a significant parking demand, in accordance with details to be submitted annually to, and approved in writing by, the Local Planning Authority.

Application Number:	AWDM/2128/21	Recommendation - Approve
Site:	Land South Of 108 To 126 Gordon Road, Shoreham-By-Sea	
Proposal:	Proposed 53 no. single storey Class B8 self storage units totalling 636 sqm with associated turning facilities (on land to west of 1-3 Eastern Road)	
Applicant:	Albox Services Ltd	Ward: St Mary's
Agent:	Mr Danny Simmonds, RPS Planning & Development	
Case Officer:	Peter Barnett	

The Planning Services Manager delivered his report explaining that the application related to the Ready Steady Store storage facility on the corner of Eastern Avenue and Gordon Road and that they sought to install a further 53 no. self-storage units, totalling 636 sq.m on land west of the site, at the rear of 108-126 Gordon Road. The Officer clarified that since the report had been written he had received further comments from the EH Officer stating they considered no significant noise disturbance would occur if the development went ahead with the proviso that monitoring of the noise continued. There had also been 3 further letters of objection.

Members raised questions to the Officer regarding opening time of the facility, the issue of the proposed tree felling, the height of the acoustic fence, the location of the nearest fire hydrant and drainage matters.

There were three representations from registered speakers in objection to the application. They raised issues including Green Corridors, protection of wildlife, increase of traffic, loss of privacy, increased noise and invasive light, safety concerns including the possibility of flammables being kept in the storage units.

The Agent also delivered a representation in support covering issues of traffic and ecological concerns.

During debate members discussed the loss of this Green Corridor being balanced against any benefit to the community of increased storage provision. Discussions led to the conclusion that, being that there was a large amount of storage available in the area, the benefit of more storage did not mitigate the loss of this haven for wildlife and greenery. As such the members proposed refusal of the application.

Recommendation to grant permission was overturned by the committee. The application was to be refused on the grounds of conflict with policies 4, 15, 30 and

31 of the Local Plan as the proposal constitutes overdevelopment, loss of green space, adverse impact on the amenities of neighbouring residential properties and it as not been demonstrated that the risk of flooding has been adequately been mitigated. Refusal reason to be agreed with Cllr Carol Albury before issue.

Application Number:	AWDM/0977/21	Recommendation - APPROVE
Site:	126 Upper Shoreham Road, Shoreham-By-Sea	
Proposal:	Demolition of existing house and the erection of 4 x 3 bed semi-detached houses with associated parking and bin store	
Applicant:	Mr Emanuel Abadi	Ward: Buckingham
Agent:	Mr Jon Turner, Turner Associates	
Case Officer:	Gary Peck	

The Planning Services Manager delivered his report explaining that this application sought full permission for the demolition of the single existing dwelling on the site and its replacement with 4 x 3 bed semi detached houses, arranged in a tandem style of 2 pairs with their gardens backing onto each other. The dwellings would each provide just over 90 square metres in living accommodation and 4 parking spaces would be provided to the rear of the site.

Members posed questions to the officer regarding parking, cycle storage and the distance of the proposed building to the adjacent properties.

There were no registered speakers on this item.

During debate members discussed the issue of parking facilities and the necessity of alternative sustainable modes of transport.

The committee agreed to **Approve subject to the following conditions:-**

- 01 Approved Plans
- 02 Full Permission
- 03 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority: (a) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. (b) A site investigation scheme, based on (a) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. (d) A verification plan

providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

04 Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

05 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 - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's. 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, a commitment to no burning on site, 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 of public engagement both prior to and during construction works. methods to control dust from the site Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

06 A scheme for protecting the proposed noise sensitive development from external traffic noise shall be submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings

specified in BS8233:2014.

07 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.

08 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

09 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.

10 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.

11 No construction works shall progress beyond slab/foundation stage until details and samples of facing materials and finishes to be used in the construction of the external walls, roofs, windows and doors, balconies, footpaths of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the approved details

12 The development hereby permitted shall not be occupied until boundary walls and/or fences have been erected in accordance with details that have been first submitted to and approved in writing by the local planning authority

13 The development hereby permitted shall not be occupied until provision for refuse storage has been provided in accordance with the approved plans and details. The refuse storage facilities shall thereafter be retained for use by occupiers of the development

14 All soft landscape works shall be carried out in accordance with the approved scheme no later than the first planting season following completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or

diseased shall be replaced the following planting season with others of similar size and species, unless the local planning authority gives any consent for variation. The approved hard landscape works, including car park surfacing, shall be completed prior to first occupation of the buildings.

15 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), the proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, B, D and E of Part 1 of the Schedule to that Order.

Reason: In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.

16 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 (other than as hereby approved) shall be formed in any walls of the dwellings hereby permitted.

Reason: To prevent overlooking and to comply with policy 15 of the Adur Local Plan.

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 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

Application Number:	AWDM/0373/22	Recommendation - APPROVE
Site:	29 Meadowview Road, Sompting, West Sussex	
Proposal:	Single storey detached building in rear garden to provide ancillary accommodation to the main house	
Applicant:	S. Hilton	Ward: Cokeham
Agent:	Gerald Moore	
Case Officer:	Hannah Barker	

The Planning Services Manager delivered his report explaining that the application site was a hipped roof semi detached bungalow within a street of similar properties in north Sompting. There was a detached, prefabricated garage to the side of the property. The bungalow had off street parking to the front and a front and rear garden. This application sought permission to erect a detached building in the rear garden, adjacent to the rear boundary.

Members posed questions to the Officer regarding the 22m rule.

There was a representation from one registered speaker, a Ward Councillor, who spoke in objection to the application.

During debate members discussed parking, emergency access and whether approval of this application would set a precedent leading to over development.

The Officer confirmed for the Committee that, this being ancillary accommodation, in order to change the use to a separate dwelling planning permission would have to be sought.

The Committee agreed to **Approve Subject to conditions:-**

1. Ancillary use only
2. No additional openings in the building or roof.
3. Materials cedar cladding, grey aluminium windows.
4. Hours of work

Application Number:	AWDM/0285/22	Recommendation - REFUSE
Site:	15 George V Avenue, Lancing, BN15 8NG	
Proposal:	Single storey rear extension	
Applicant:	Mr M Unsworth	Ward: Widewater
Agent:	Mr Robert Syred	
Case Officer:	Ms Eve Hearsey	

The Planning Services Manager delivered his report explaining that the application sought planning permission to provide a single storey, flat roof, rear extension to No. 15 George V Avenue, a semi-detached bungalow. The Officer explained that the recommendation to refuse was due to the 6 metre length extension onto the mutual boundary with the adjoining bungalow would leave a window within a deep recess resulting in an overbearing impact and a loss of light onto the neighbouring property, no. 13 George V Avenue, to the detriment of their residential amenities, and would therefore be contrary to Policy 15 of the Adur Local Plan, 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the NPPF.

However, because the neighbours affected by this application had written to the council expressing their support, the Officer had thought it advisable to bring the matter before the committee.

Cllr Buxton declared that this application had been before Lancing Parish Council on 9 March 2022 and was approved.

There were three representations from registered speakers in support of the application.

Members considered the specific circumstances of this case, including that the neighbouring resident had written in to support the scheme. The Committee agreed to overturn the Recommendation and **Approve** the application. Planning permission to be granted with standard conditions.