

# Public Document Pack

**Minutes of a meeting of the  
Adur District Council's Planning Committee  
7 November 2022  
at 7.00 pm**

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

Councillor Vee Barton  
Councillor Jim Funnell  
\*Councillor Carol O'Neal  
Councillor Julian Shinn

Councillor Mandy Buxton  
Councillor Jeremy Gardner  
Councillor Dan Flower

\*Absent

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

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## **ADC-PC/43/22-23 Substitute Members**

In Councillor Carol Albury's absence, Councillor Joe Pannell chaired the meeting.

Councillor Paul Mansfield substituted for Councillor Carol Albury.  
Councillor Jude Harvey substituted for Councillor Carol O'Neal.

## **ADC-PC/44/22-23 Declarations of Interest**

Councillor Mandy Buxton declared that she was Chair of Lancing Parish Council and in relation to planning application 2, this application had also been considered at a Parish Council Meeting.

## **ADC-PC/45/22-23 Public Question Time**

There were no questions raised under Public Question Time.

## **ADC-PC/46/22-23 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 5th September, 28th September and 3rd October 2022 be confirmed as correct records and that they be signed by the Chairman.

## **ADC-PC/47/22-23 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**ADC-PC/48/22-23 Planning Applications**

The planning applications were considered, see attached appendix.

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The meeting ended at 8.15 pm

**Chair**

<b>Application Number:</b>	<b>AWDM/0607/22</b>	<b>Recommendation - Approve</b>
<b>Site:</b>	<b>Garage Compound Rear Of Kingston Broadway Hawkins Road Shoreham-by-Sea</b>	
<b>Proposal:</b>	<b>Demolition of existing buildings (B1 and B8) and construction of 5no. two bedroom Live/Work mews dwellings.</b>	
<b>Applicant:</b>	<b>Mr Ben Hurd</b>	<b>Ward: Hillside</b>
<b>Agent:</b>	<b>7 Surveying &amp; Construction Management Ltd</b>	
<b>Case Officer:</b>	<b>Peter Barnett</b>	

The Principal Planning Officer delivered the presentation explaining that since the report had been published one additional letter of objection had been received. He also went into detail regarding concerns surrounding drainage issues, explaining that groundwater monitoring would normally be required but in this case it hadn't been possible as this was a brownfield site covered in concrete. He explained that the applicant had been given permission by Southern Water to connect to the main sewer if necessary and the drainage team had deemed that this would be acceptable and could be dealt with by condition.

There were two registered speakers objecting to the application. Their representations covered issues as follows -

- Loss of privacy.
- The proposed building being higher than the existing one.
- Drainage and flooding issues.
- Disturbance by increased traffic caused by the change to a residential site.
- Possible damage to the adjacent swimming pool caused by heavy construction.

There was one registered speaker, the architect, supporting the application. His representation covered issues as follows -

- The applicants were aware of the history of previous applications being rejected because of overlooking issues and had worked to address this in their designs..
- The planning authority had been supportive of the applicant taking objections into account and had encouraged the differences in design to try and alleviate some of the neighbours' concerns.

- The drainage issues and how the policy requirement was fully embraced by the applicant.
- Confirming that modern construction methods would ensure no damage to existing adjacent structures.

Members had questions for the Officer and applicant regarding -

- Flooding risks and what measures had been taken to negate these.
- Soak away issues.
- Energy sources and sustainability.
- What type of businesses were permitted in the commercial units.
- Restrictions on the hours of use of the commercial units.
- Privacy for the adjacent swimming pool.

The applicant addressed the members' concerns, explaining that the commercial units were only for use by the occupants of the dwellings above them and they were restricted to class E use. The applicant also clarified that they had achieved 20% above the minimum standard of required sustainability and confirmed that no windows would be overlooking the adjacent swimming pool.

The Officer suggested 3 additional conditions as follows -

- That hours of use of commercial units be restricted by condition
- That the units should remain in commercial use only.
- That no external working should be permitted to the front of the commercial units.

During debate Members considered the different design of this application compared with the previous rejected applications, the sustainability measures taken by the applicant such as PV panels and EV car charging points and the plans in place to assist with drainage such as permeable paving, rain water harvesting measure and 38 square metres of communal garden space to assist with natural drainage.

A proposal was put forward to accept the Officers recommendation and **APPROVE** the application subject subject to **3 additional conditions - hours of use of commercial element as per EH comments (Monday - Friday 08:00 - 18:00 Hours, Saturday 09:00 - 13:00 Hours, Sundays and Bank Holidays no work permitted), no conversion of the ground floor commercial units, no external storage in connection with the commercial units.** This proposal was seconded and voted in favour of with the outcome being 8 in favour and one against.

**Subject to conditions:-**

1. 3 year time limit
2. Construction and Demolition Management Plan

3. Details of surface water drainage to be submitted and agreed prior to commencement
4. The development hereby permitted shall be carried out in full accordance with the recommendations of the Environmental Noise Assessment (RP 220610 dated 17.06.22) and all works which form part of the approved scheme shall be completed before the permitted dwelling is occupied. Following completion of the scheme and prior to occupation, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise
5. The noise level of any future external plant installed at this site should comply with the plant noise emission limits specified in section 6.3 of the Environmental Noise Assessment (RP 220610 dated 17.06.22). A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme
6. Contaminated land
7. 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
8. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the plans
9. 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 submitted to and approved by the LPA
10. No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the LPA
11. External materials to be agreed
12. Details of sustainability measures to be submitted and approved prior to installation
13. The units hereby approved shall be live-work units with the ground floor commercial use tied to the upper floor residential use within the same unit and shall not be occupied independently. The commercial uses shall only be those falling within Class E(g) of the Use Classes Order
14. Landscaping details to be agreed
15. Hard Surfacing details to be agreed  
Balcony screens

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

The Principal Planning Officer delivered the presentation explaining that this application had previously been heard at the 4th July 2022 committee and had been deferred by members to allow the applicant to provide signs more in keeping with the conservation area. The Officer clarified which signs would be kept, removed and lowered and explained the proposed colouring of the signs.

There was one registered speaker, the Ward Councillor, who gave a representation opposing the application. He explained that he and the North Lancing Residents Association, of which he was Chair, felt that the changes made were still insufficient and the signs remained ugly and not suitable for a conservation area.

During debate Members discussed the original reason the signs had been required, ie parents picking up and dropping off at the nearby school using the car park. They considered that this issue had now largely been resolved and it was thought that the signs proposed were still unsightly and too prolific.

A proposal was put forward to **REFUSE** the application. This was seconded and voted on with the outcome being unanimously in favour of rejecting the application on the grounds that the number and design of the signs would adversely affect the character of the Conservation Area.

<b>Application Number:</b>	<b>AWDM/1375/22</b>	<b>Recommendation - Approve</b>
<b>Site:</b>	<b>Land Opposite 269 To 287 Old Shoreham Road, Southwick (Former Eastbrook Allotments site)</b>	
<b>Proposal:</b>	<b>Proposed redevelopment of the former allotment site to create a new purpose built Car Showroom and service centre, with associated sales display space and 103 staff and customer car parking spaces. Formation of new public footpath to connect to existing footpath on east boundary. Application to vary condition 1 (approved plan) of approved AWDM/1032/21 to amend the proposed external cladding colour and alter roller shutter door openings to the rear (western) elevation</b>	
<b>Applicant:</b>	<b>Tate Bros Limited</b>	<b>Ward: Eastbrook</b>
<b>Agent:</b>	<b>Folkes Architects</b>	
<b>Case Officer:</b>	<b>Peter Barnett</b>	

The Principal Planning Officer delivered the presentation explaining some errors within the report. He clarified that this application sought to slightly amend an already agreed application from a previous committee meeting. The amendments involved the size and quantity of shutter doors and colour of cladding.

There were no registered speakers and no questions or debate.

A proposal was put forward to **APPROVE** the application. This was seconded and voted on with the outcome being unanimously in favour of approving the application subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Construction Management Plan
4. Car parking
5. Cycle parking
6. Travel Plan
7. Precautionary contaminated land
8. Compliance with the AQ Assessment and Emission Mitigation Assessment
9. Hours of construction
10. External lighting
11. The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers

12. Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water
13. 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
14. 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.
15. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity
16. External materials
17. Hard and soft landscaping
18. Boundary treatment
19. Sustainability
20. Noise mitigation in the form of a 1.8m noise barrier along the western boundary. and a barrier around the jetwash station to be provided
21. No development until Ecological Management Plan submitted to include details of reptile translocation and mitigation of impact on badgers
22. Hours of opening
23. Waste provision