

# Public Document Pack

## Minutes of a meeting of the Adur Planning Committee 7 August 2023 at 6.30 pm

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

Councillor Jeremy Gardner  
Councillor Carol O'Neal  
Councillor Vee Barton  
\*Councillor Jim Funnell

\*Councillor Andy McGregor  
\*Councillor Dan Flower  
\*Councillor Gabe Crisp

\*Absent

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

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### **ADC-PC/16/23-24 Substitute Members**

Councillor Julian Shinn substituted for Councillor Gabe Crisp  
Councillor Paul Mansfield substituted for Councillor Jim Funnell  
Councillor Lee Cowen substituted for Councillor Dan Flower

### **ADC-PC/17/23-24 Declarations of Interest**

There were no declarations of interest.

### **ADC-PC/18/23-24 Public Question Time**

There were no Public Questions.

### **ADC-PC/19/23-24 Members Questions**

There were no pre-submitted Members Questions.

### **ADC-PC/20/23-24 Confirmation of Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on **3 July 2023** be confirmed as a correct record and that they be signed by the Chair.

### **ADC-PC/21/23-24 Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

### **ADC-PC/22/23-24 Planning Applications**

The planning applications were considered, see attached appendix.

**ADC-PC/23/23-24 Adur Local Development Scheme**

The Officer presented the report updating Members with details of the Adur Local Development Scheme including an addendum which had been circulated, in relation to a proposed Affordable Housing SPD.

The Committee noted the report and agreed to forward any comments to the Officer to be presented to the Cabinet Member.

**ADC-PC/24/23-24 Sustainable Energy Supplementary Planning Document Update 2023**

The Officer presented the report updating Members with details of the Sustainable Energy Supplementary Planning Document.

The Committee noted the report and agreed to forward any comments to the Officer to be presented to the Cabinet Member.

**ADC-PC/25/23-24 Conservation Area Character Appraisal Reviews: North Lancing and Sompting Conservation Areas**

The Officer presented the report updating Members with details of the Conservation Area Character Appraisal Reviews of the North Lancing and Sompting Conservation Areas.

The Committee noted the report and agreed to forward any comments to the Officer to be presented to the Cabinet Member.

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The meeting ended at 7.59 pm

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|----------------------------|---|---------------------------------|
| <b>Application Number:</b> | <b>AWDM/0759/23</b>   | <b>Recommendation - APPROVE</b> |
| <b>Site:</b>               | <b>Land North Of Eastbrook Manor Community Centre,<br/>West Road, Southwick</b> |                                 |
| <b>Proposal:</b>           | <b>Installation of two modular buildings to the rear<br/>courtyard</b>          |                                 |
| <b>Applicant:</b>          | Mrs Rhian Francis,<br>Adur & Worthing<br>Councils                               | Ward: Eastbrook                 |
| <b>Agent:</b>              | Mr M Payne, Adur & Worthing Councils  |                                 |
| <b>Case Officer:</b>       | Gary Peck   |                                 |

The Planning Services manager presented the report explaining that there had been some further representations since the agenda publication. Sports England had confirmed that they were raising no objections having had confirmation from the County Football Association that the current condition of the site was too poor to be used for sporting purposes. There had also been three further letters of support on the grounds that the facility would be a focal point for services that had been lacking in the area for some time.

The Officer explained to members that the new buildings would be a youth hub that would provide services for young people.

During debate members wanted it to be noted that they felt that future consideration should be given to installing some EV charging points in the carpark. Members also wished to thank Rhian Francis and her colleagues for their work on this application.

A proposal to approve was put forward. This was seconded and voted on. Members were unanimously in favour of approving the recommendation and granting planning permission

**Decision - Approved subject to the following conditions:**

1. Approved Plans.
2. Full Permission.
3. 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.*

4. 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),
  - Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
  - details of public engagement both prior to and during construction works.

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

5. 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.

**Reason:** *To safeguard the residential amenity of the area.*

6. Full details of the proposed modular buildings in terms of colour, materials and finished height to be provided.
7. No windows (northern elevation).
8. Finished Floor Levels.
9. Approval of Hard and Soft Landscaping details

## **Informative**

The applicant is requested to note that there be no restriction or blockage of the public footpath without prior consent of WSCC's Public Rights of Way (PRoW) team. If a closure is required to protect public safety whilst any works are undertaken a temporary path closure will be required. Any damage done to the public footpath surface as part of these works will be the responsibility of those who did the damage to repair to the same or better standard. If there are any proposals to disturb the surface at any stage contact should be made with the PRoW team at WSCC prior to any works taking place.

|                            |  |                                |
|----------------------------|--|--------------------------------|
| <b>Application Number:</b> | <b>AWDM/0692/23</b>                                  | <b>Recommendation - REFUSE</b> |
| <b>Site:</b>               | <b>33 Kings Road, Lancing</b>                        |                                |
| <b>Proposal:</b>           | <b>Proposed single storey rear (West) extension.</b> |                                |
| <b>Applicant:</b>          | <b>Ms Jennifer Light</b>                             | <b>Ward: Widewater</b>         |
| <b>Agent:</b>              | <b>Mr Ryan Godfrey</b>                               |                                |
| <b>Case Officer:</b>       | <b>Jason Albon</b>                                   |                                |

The Planning Services manager presented the report clarifying the reasons for the Officers recommendation to refuse the application. He explained there had been an objection from one of the immediate neighbours on the ground of concerns of loss of light to their property. The proposed extension would exceed the 4.5 metres the Planning department would consider acceptable.

There were two registered speakers, the applicant and the agent, who gave representations in support of the application.

The applicant explained that she had her leg amputated two years previously and needed certain modifications to her home to enable her to continue living there. These modifications would be cheaper than moving from the house she had been living in for over 27 years.

During debate Members discussed how, in this case, Permitted Development rights would allow an extension of 3 metres, in which case the loss of light to the neighbour would occur anyway. Some members considered that the occupants' special circumstances should be taken into account whilst others were of the mind that the rules should be adhered to regardless.

A Member proposed that the application should be granted planning permission and this was seconded. A vote was taken with an outcome of 4 in favour, 3 not in favour and 1 abstention.

**Decision - Planning permission granted, usual conditions to be imposed (materials, removal of pd rights for windows in side elevations)**