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Minutes of a meeting of the Adur Planning Committee 2 October 2023 at 6.30 pm

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

Councillor Carol O'Neal
Councillor Vee Barton
Councillor Dan Flower
Councillor Jim Funnell

Councillor Andy McGregor
*Councillor Jeremy Gardner
*Councillor Gabe Crisp

*Absent

Officers: Planning Services Manager, Lawyer and Democratic Services Manager

ADC-PC/34/23-24 Substitute Members

Councillor Jude Harvey substituted for Councillor Jeremy Gardner.

Councillor Julian Shinn substituted for Councillor Gabe Crisp.

ADC-PC/35/23-24 Declarations of Interest

Councillor Carol Albury declared that, in relation to the first application on the agenda, she was the Ward Councillor for Lancing and had been involved with Men in Sheds.

Councillor Albury informed the Committee that she would be absent for that application and Councillor Joe Pannell would chair the meeting in her absence.

ADC-PC/36/23-24 Public Question Time

There were no pre-submitted Public Questions.

ADC-PC/37/23-24 Members Questions

There were no pre-submitted Members Questions.

ADC-PC/38/23-24 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 4 September 2023 be confirmed as a correct record and that they be signed by the Chair.

ADC-PC/39/23-24 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/40/23-24 Planning Applications

The planning applications were considered, see attached appendix.

The meeting ended at 7.28 pm

Chair

Application Number:	AWDM/0941/23	Recommendation - APPROVE
Site:	1 The Street, Lancing	
Proposal:	Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities. Application to vary condition 2 of approved AWDM/0630/23 to allow working outside the building	
Applicant:	Men In Sheds Lancing And Sompting	Ward: Manor
Agent:	Mr Frank King	
Case Officer:	Peter Barnett	

*Councillor Carol Albury left the room prior to consideration of the application.
Councillor Joe Pannell chaired the meeting for this item.*

The Planning Services Manager, presented the application to the Planning Committee for consideration.

The recommendation was to approve the application subject to conditions. Condition 2 covered working using non-powered hand tools outside of the buildings.

There were three registered speakers who gave representations in objection to the application. They explained the grounds on which they objected, clarifying that they had concerns over both noise and safety associated with the use of hand tools outside of the buildings.

The Cabinet Member for the Environment and Leisure, Cllr Emma Evans, made a representation in support of the application, highlighting that the Men in Sheds had undertaken a lot of projects locally which had benefited residents.

The Committee debated the potential noise impact on local residents associated with the application and the safety concerns raised by those in objection.

A proposal was put forward to approve the application with the addition of the following wording to Condition 2 (including battery powered tools). This was seconded and following a vote, the application was supported by the Committee (7 in favour and 1 abstention).

Decision

The application was **APPROVED**

Subject to conditions:-

1. Approved Plans
2. No external working using power tools (including battery powered tools) or external storage shall take place anywhere on the site to which this permission relates. The painting and staining by hand of wooden products and working using non-powered hand tools is permitted outside of the buildings.
3. The buildings shall not be used except between the hours of 7.30am-4pm Monday-Friday and 8am-4pm on Saturdays. There shall be no use of machinery or dispatch of deliveries at the premises except between the hours of 8.45 am and 4.00 pm on Mondays to Saturdays inclusive.
The buildings shall not be used at any time on Sundays or Public Holidays.
4. The premises shall be used as a workshop Class E(g) (iii), for storage (Class B8) and as a meeting place for the local community (Class F2(b)) as set out in the application and for no other purpose within Class E, F or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).
5. There shall be no external alterations to the buildings without the prior written consent of the Local Planning Authority.
6. No retail sales shall take place from the buildings at any time.
7. The toilet building shall be permanently removed from the site on cessation of the current use of the buildings as a workshop and meeting place for the local community

Informatives:

The applicant is reminded that there should be no external storage anywhere on the site and all materials should be confined to within the buildings.

The applicant is advised that spray painting outside of the buildings would require planning permission and any such application is unlikely to be supported by the Council.

Application Number:	AWDM/0879/23	Recommendation - APPROVE
Site:	111 Old Fort Road, Shoreham-by-sea	
Proposal:	Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony. Application to vary condition 1 (approved plans) of AWDM/0213/22. Amendments: changes to balcony privacy screens; changes to windows including new obscure glazed windows to side elevations	
Applicant:	Mr and Mrs Spiers	Ward: Marine
Agent:	Mr Scott Evans	
Case Officer:	Peter Barnett	

The Planning Services Manager, presented the application to the Planning Committee for consideration providing photographs of and plans for the site.

Members were informed that the application to vary condition 1 proposed changes to the balcony privacy screens and changes to windows including new obscure glazed windows to side elevations.

A representation was made in support of the application. The applicant advised that the proposed changes to the application sought to address the concerns raised by neighbours.

A proposal was put forward to approve the application which was seconded and following a vote, unanimously supported by the Committee.

Decision

The application was **APPROVED** with the revised wording of condition 2 as set out below;

Subject to conditions:-

1. Approved Plans
2. The mesh privacy screen hereby approved shall be extended along the north west corner of the 2nd floor balcony, and hit and miss timber battens with privacy mesh shall be affixed to the angled west side wall of the first floor balcony as shown on the approved plans, within one month of the date of this permission. If at any time any part of the mesh on the privacy screens is damaged or removed it shall be replaced within 1 month by a mesh of an equal level of obscurity.

3. Windows shown as obscured glazed on the approved plans shall remain obscured in perpetuity.

Application Number:	AWDM/1210/23	Recommendation - APPROVE
Site:	250 Harbour Way, Shoreham-By-Sea, West Sussex	
Proposal:	Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.	
Applicant:	Mr Thatcher	Ward: Marine Adur
Agent:	FRESH Architects	
Case Officer:	Hannah Barker	

The Planning Services Manager, presented the application to the Planning Committee for their consideration providing photographs and plans for the site.

Members were informed that the application sought to remodel the existing house to form a contemporary dwelling. Proposing a ground floor rear infill extension, front extensions with roof terraces and balustrades and the raising of ridge with front and rear dormers.

A representation was received from the Ward Councillor, Julia Watts, who explained that she had called in the application based on the objections raised by neighbours situated to the north of the property, in Falcon Close, concerning overlooking and bulk of the proposal.

A representation was made in support of the application. The applicant advised that care had been taken to avoid overlooking and that adjacent neighbours had been supportive of the proposals. The changes proposed in this application did not change the appearance to neighbours situated to the rear of the property.

A proposal was put forward to approve the application which was seconded and following a vote, unanimously supported by the Committee.

Decision

The application was **APPROVED** subject to the following conditions:-

1. Approved plans
2. Standard time limit 3 years
3. Materials, grey tiles, white render
4. No additional windows on the east or west elevation of the building. First floor windows on the eastern elevation shall be obscure glazed.
5. Privacy screens.

Informative

1. Proactive no amendments.

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