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**Minutes of a meeting of the
Adur Planning Committee
5 August 2024
at 6.30 pm**

Councillor Dan Flower (Chair)
Councillor Andrew Harvey (Vice-Chair)

Councillor Carol Albury
Councillor Carolyn Fuhrmann
Councillor Pauline Higgins
Councillor Nigel Jenner

Councillor Gerry Thompson
Councillor Julia Watts
Councillor Andy McGregor

Officers: Principal Planning Officer, Lawyer and Democratic Services Officer

ADC-PC/24/24-25 Substitute Members

There were no substitute members.

ADC-PC/25/24-25 Declarations of Interest

Councillor Nigel Jenner declared that, with regards to the first application on the agenda, he was the Ward Councillor and had held conversations with both parties but was not predetermined.

Councillor Andrew Harvey declared that, with regards to the last five applications on the agenda, he was the Ward Councillor but was not predetermined..

ADC-PC/26/24-25 Public Question Time

There were no pre-submitted Public Questions.

ADC-PC/27/24-25 Members Questions

There were no pre-submitted Members Questions.

ADC-PC/28/24-25 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on **25 July 2024** be confirmed as a correct record and that they be signed by the Chair.

ADC-PC/29/24-25 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/30/24-25 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/31/24-25 Appeals Decision Update

The appeals update was noted by members.

The meeting ended at 8.00 pm

Chair

Application Number:	AWDM/0407/24	Recommendation - APPROVE
Site:	Land South Of Buckingham Park Including South Pavilion And Cafe And Public Conveniences, Upper Shoreham Road, Shoreham-by-sea	
Proposal:	Phased development for the demolition of existing building and erection of new pavilion building (with cafe, toilets and sports changing facilities), associated pedestrian paths and landscaped areas.	
Applicant:	Adur District Council	Ward: Buckingham
Agent:	ECE Planning Ltd	
Case Officer:	Peter Barnett	

The Principal Planning Officer presented the report explaining that Sports England had withdrawn their objections and agreed to the two phase plan.

Members had questions for the Officer regarding toilet facilities, the timescale for the whole build and who may be responsible for the cafe and other facilities. The Officer confirmed that there was to be an increase in toilet facilities with the new build and that there would also be disabled toilet facilities. He also clarified that whilst legislation determines that the construction must commence within three years of receiving planning permission there is no provision to dictate a required completion date. The management of the cafe and the sports facilities were to be leased to and managed by a catering business and a sports company respectively.

There was one registered speaker who gave a representation in objection to the application. He was concerned that, as a phased build was now possible, once phase one was complete there was no guarantee that phase two would be built. He also had reservations regarding the design and considered there should be two entrances into the community area room and that it should be larger.

There was one registered speaker who gave a representation in support of the application. He assured the Committee Members that Adur District Council had every intention of building the facility in one go, but that they needed permission for the phased approach as a safeguard, should there be any budgeting issues and also to allow time to find suitable management companies for both parts of the new pavilion.

He confirmed for members that the disabled WC in the changing rooms was to be accessible from the exterior of the building. He assured Members that a consultation had been held in the Shoreham Centre in February with the sports clubs that would be using the facility and that the exhibition boards had been displayed for 10 weeks. Members enquired about access for Fire Service vehicles and the speaker affirmed that this was to be dealt with by condition. He also

confirmed that the asbestos that had been in the temporary changing facilities to the west, which could be used whilst the new facilities were constructed, had been removed. In response to members' concerns that the facility was not going to be ideal for every single sporting club that may use it, he stated that the walls were movable and that the space could be customised as needed. He stated that the target for completion was August 2025, should there be no funding issues and leaseholders were found.

During debate members concurred that, although this application did not tick all the boxes for every club who would use it, it was a vast improvement on what was in use currently and had been needed for a long time. The Officer confirmed for the committee that this was a full application and as such the design and plans were to be approved but that an amended layout could be approved at a later date if necessary. Members agreed that they would like a condition added to have a commitment to prescribe that the disabled WC's would be available for use at the same time as the other WC's.

A proposal was put forward to accept the Officers recommendation and grant planning permission but with the added condition regarding the disabled WC's. This was seconded and voted in favour of unanimously.

Decision - APPROVED - subject to additional condition to ensure wheelchair accessible WC is provided and made available for the same opening hours as other public toilet facilities in the building and subject to conditions:-

1. Approved Plans
2. Time limit
3. Cycle parking
4. CMP
5. Hours of construction
6. Tree protection
7. Landscaping
8. Drainage
9. Drainage maintenance
10. Foul sewerage details
11. Hours of opening
12. Final sustainability measures to be submitted and approved
13. Details of ecological enhancements to be submitted and approved
14. Use as sports pavilion/changing rooms/community use and cafe only
15. No moveable seating related to the proposed development is to be placed forward of the approved hardstanding areas
16. Throughout the course of the development hereby permitted suitable alternative changing accommodation shall be provided in accordance with details to be submitted and approved by the local planning authority
17. Ensure wheelchair accessible WC is provided and made available for the same opening hours as other public toilet facilities in the building

Application Number:	AWDM/0785/24	Recommendation - REFUSE
Site:	Land East Of 1 To 11 Mercury House, Ham Road Shoreham-by-Sea, West Sussex	
Proposal:	<p>Application to vary condition 1, of previously approved AWDM/1450/21 (as amended by AWDM/1024/23) to incorporate amendment of roof design for the 8-9 storey tower section of block b to replace approved pitched roof with a flat roof.</p> <p>Original description (as previously amended by AWDM/1024/23) : erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (class e) floorspace at ground floor, and associated parking and landscaping. Application to vary conditions 1 of previously approved AWDM/1450/21 (approved drawings).</p>	
Applicant:	The Hyde Group	Ward: St. Mary's
Agent:	HGP Architects	
Case Officer:	Stephen Cantwell	

At the applicants' request the Chair and Committee agreed to defer this application to the next Adur Planning Committee meeting on 2nd September. The applicant has a second application scheduled to be held at that meeting and would prefer them to be heard together.

Application Number:	AWDM/0610/24	Recommendation - APPROVE
Site:	Adur And Worthing Council Services, 9 Commerce Way, Lancing Business Park, Sompting	
Proposal:	Replacement of existing roof coverings with composite steel profile covering. The change in roof coverings will increase the height of the ridge and depth of eaves treatment (fascia).	
Applicant:	Adur & Worthing Councils	Ward: Peverel
Agent:	Earl Kendrick Project & Building Consultancy	
Case Officer:	Peter Barnett	

The Principal Planning Officer presented the report and explained to members that the PV panels would be removed whilst the work was completed and then replaced on the roof. The Report stated there would be two choices of roof tile, terracotta or anthracite grey.

During debate members were divided on which colour would be preferable but concluded that, as they could not be certain how bright orange the terracotta would be, it may be preferable to opt for anthracite grey.

A proposal was put forward to accept the Officers recommendation and grant planning permission, with their preference of anthracite grey tiles noted. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. 3 year time limit
3. Materials as specified

Application Number:	AWDM/0861/24	Recommendation - APPROVE
Site:	Lancing Manor Leisure Centre, Lancing Manor, Manor Road, Lancing	
Proposal:	Refurbishment of existing reception area, including improvements to the existing main entrance lobby, removal of existing defective glazed curtain walling and roof lights and construction of new external walls and replacement flat roof.	
Applicant:	Adur & Worthing Councils	Ward: Manor
Agent:	Adur & Worthing Councils	
Case Officer:	Peter Barnett	

The Principal Planning Officer presented the report, confirming for members that the proposed cladding was of energy efficient material.

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans.
2. Standard time limit
3. Materials as specified

Application Number:	AWDM/0470/24	Recommendation - APPROVE
Site:	1 – 24 Sea House, Whiterock Place, Southwick, BN42 4AY	
Proposal:	Replacement of existing metal balcony balustrade, glass infill panels and metal balcony top rail with plastic cappings to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs.	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	

The Principal Planning Officer presented the report confirming for members that this application, AWDM/0471/24, AWDM/0472/24, AWDM//0474/24 and AWDM/0475/24 were all identical applications for different blocks of flats. Therefore he would present the five reports as one although the Members would vote on each individually.

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. Standard time limit

Application Number:	AWDM/0471/24	Recommendation - APPROVE
Site:	Grange Court, Butts Road, Southwick	
Proposal:	Replacement of existing metal balcony balustrade, glass infill panels, and metal balcony top rail with plastic cappings to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs.	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. Standard time limit

Application Number:	AWDM/0472/24	Recommendation - APPROVE
Site:	Coates Court, Butts Road, Southwick	
Proposal:	Replacement of existing metal balcony balustrade and top rail to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs. Construction of new steel supporting columns and bracing to balconies. (blocks 37-42 and 43-66).	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. Standard time limit

Application Number:	AWDM/0474/24	Recommendation - APPROVE
Site:	Locks Court, Grange Road, Southwick	
Proposal:	Replacement of existing metal balcony balustrade and top rail to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs. Construction of new steel supporting columns and bracing to balconies.	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. Standard time limit

Application Number:	AWDM/0475/24	Recommendation - APPROVE
Site:	Rock Close, Whiterock Place, Southwick	
Proposal:	Replacement of existing metal balcony balustrade, glass infill panels and top rail to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs.	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	

A proposal was put forward to accept the Officer's recommendation and grant planning permission. This was seconded and voted in favour of unanimously.

Decision - APPROVE - Subject to conditions:-

1. Approved Plans
2. Standard time limit