

Minutes of a meeting of the
Adur Planning Committee
9 December 2019
at 7.00 pm

Councillor Carol Albury (Chair)
Councillor Pat Beresford (Vice-Chairman)

Councillor Les Alden
Councillor Stephen Chipp
Councillor Brian Coomber

Councillor Lee Cowen
Councillor Paul Mansfield
Committee Vacancy

Absent

ADC-PC/38/19-20 Substitute Members

There were no substitute Members.

ADC-PC/39/19-20 Declarations of Interest

Councillor Lee Cowen declared a personal interest in item AWDM/1515/19 Beach Green, Brighton Road as the Chairman of Lancing Parish Council's Amenities & Environment Committee but came to the meeting with an open mind.

ADC-PC/40/19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 11 November 2019 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/41/19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/42/19-20 Planning Applications

1

Application Number: AWDM/1281/19	
Site:	Mannings, Surry Street, Shoreham-By-Sea
Proposal:	Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space,

	soft and hard landscaping and associated ancillary facilities.
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The Chairman reminded Members that at the last Planning Committee meeting in November they had resolved to approve the above planning application for the redevelopment of the Mannings. However, at that time the Committee had requested that further work be undertaken to introduce greater visual interest and brickwork detailing.

Samples of materials proposed for use in the redevelopment of the Mannings site had been displayed in the Adur Members' Room.

The Officer and architects had discussed several possible architectural changes, and the Officer ran through in detail, with images, the proposed changes which included, the design and alignment of balconies and entrance porches, brickwork detailing and repositioning of some windows within the proposal.

The Officer felt the architectural changes, with the palette of materials shown, would create a more sympathetic and visually distinctive building. The Officer concluded his presentation by requesting any comments from Members.

A Member requested the colour of the brick mortar to be used on the development. The Officer responded the colour had not been agreed as yet but expected it to be fairly neutral.

Another query was in relation to the top level of the building and how it would blend in with the remainder of the building. The Officer advised it would have a darker brick tone, and be heavily recessed, making it appear more understated.

There was a further representation from the architect, Wai Lun Ho.

Decision

The Members supported the amended plans which had achieved greater visual interest and detailing, along with the sample of materials which were also presented to the Committee.

The materials would be settled through the planning conditions to be attached to the planning permission.

Planning permission would be issued subject to the above, the delegation given to the Head of Planning and Development on 11 November 2019 and the completion of a legal agreement.

Application Number: AWDM/1119/19	
Site:	Land west of 51-63 Southview Road, Southwick

Proposal:	Demolition of 53 and 55 Southview Road and construction of 4 No. 3 bedroom terrace and 4 No. semi-detached dwellings and 2 no. 4 bed detached dwellings with new vehicular access from Southview Road and associated parking and amenity areas.
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The Planning Services Manager ran through updates to the report since its publication.

The Officer advised the agents had requested the application be deferred in order to address the refusal reasons however, some of the refusal reasons in terms of the work required would need tests to be carried out until at least May of next year. He advised that in normal circumstances, where such work was required, Officers would request that the application be withdrawn however, the applicant was unwilling to withdraw the application and Officers would not defer until May. In light of the number of refusal reasons and the number of interested residents, it was felt a decision needed to be made.

The Officer reported a typographical error in the report and advised receipt of one further letter of objection. In respect of ecology, the County Council raised no objection subject to conditions, and the Tree Officer had advised the preserved tree would remain on the site.

The Officer explained that should Members agree the recommendation to refuse, condition 3 would need to be amended to remove reference to ecological concerns.

The Officer outlined the application, and Members were shown various plans and photographs to assist in their consideration of the application.

Members were advised the Officer's recommendation was for refusal for the reasons outlined in the report.

There was a further representation from Beryl Ferrers-Guy (Chair of Southview Area Residents Association).

Members considered the application and felt the site was inadequate for the number of dwellings proposed; there was the potential for increased flood risk; and were unhappy in the circumstances the applicant had not withdrawn the application.

The Committee Members unanimously voted in support of the Officer's decision to refuse the application.

Decision

That permission be **REFUSED**, for the following reasons:-

1. The application fails to demonstrate that flooding of the site will not occur and that the development will not exacerbate flooding beyond the site. It is therefore contrary to policies 35 and 36 of the Adur Local Plan and the National Planning Policy Framework.

2. The application fails to identify safe access to the highway. The application is therefore contrary to policy 15 of the Adur Local Plan and the National Planning Policy Framework.
3. The application is inadequate as submitted as it fails to protect trees and the proposed layout is likely to result in pressure for reduction works which would adversely affect the visual amenity of a protected tree. It is therefore contrary to policies 15 and 30 of the Adur Local Plan, in that it fails to respect the existing natural features of the site, and guidance contained within the National Planning Policy Framework.
4. The proposal is weak in its design in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. As such it will not make a positive contribution to the sense of place, local character and distinctiveness of this area and as such is contrary to policy 15 of the Adur Local Plan and the National Planning Policy Framework.
5. The proposal is cramped within the site and will have a harmful impact on neighbours due to an overbearing impact, loss of light and noise and disturbance from the proposed access. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Development Management Standard No. 1 'Space Around New Dwellings and Flats' and the National Planning Policy Framework.
6. The proposal is cramped within the site and will have a harmful impact on future occupiers living conditions in terms of inadequate garden sizes and overshadowing from trees to be retained. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Development Management Standard No. 1 'Space Around New Dwellings and Flats' and the National Planning Policy Framework.

3

Application Number: AWDM/1258/19	
Site:	Marquis of Granby Public House, West Street, Sompting
Proposal:	Proposed new single storey wedding/function room in rear beer garden. (Resubmission of AWDM/0461/19)

The Planning Services Manager advised there was nothing further to add to the report and therefore outlined the application for Members who were shown an aerial photograph of the site, plans and photographs to assist in their consideration of the proposal.

The Officer's recommendation was for approval.

Members raised queries with the Officer, which were answered in turn to their satisfaction. These included the design of the building/lack of windows and potential noise disturbance for neighbours.

There were further representations from:-

Objectors: Tony Hazell
Tony Debono

Ward Cllr: Councillor George Barton

During debate, a Member raised concerns with the potential for increased traffic congestion, and other Members in relation to the lack of parking at the site, noise pollution and design of the building.

A Member brought to the Committee's attention the existence of wording within the protocol for public speaking at Planning Committee. It stated that should the Officers recommend approval and the Committee indicated through debate they were liable to refuse the application, and the applicant was not present at the time, determination of the application could not take place until the next meeting to allow the applicant to address the Committee. Therefore, the Member proposed the Committee defer the application.

The Senior Lawyer confirmed the Member was correct in his interpretation of the protocol and read through the wording for the Committee's attention.

Decision

The planning application was **DEFERRED** until the next Planning Committee meeting on 13 January 2020, to allow the opportunity for the applicant to address the Committee.

4

Application Number: AWDM/0567/19	
Site:	Land North Of Shoreham Fort, Forthaven, Shoreham-By-Sea
Proposal:	Creation of WWI memorial training trench on land adjacent to Shoreham Fort.

The Planning Services Manager advised there was nothing further to add to the report published which set out the process that Officers, the applicants and those at the Fort had gone through during the course of the application.

The Officer advised that as the proposed location of the trench would be close to the Local Wildlife Site, care had to be undertaken, particularly in respect of ecological matters which had now been satisfactorily addressed and covered under condition 3.

Members were shown an aerial view of the site, location and block plan, a supporting information document and photographs to assist in their consideration of the application.

There was a further representation from Councillor Joss Loader, in support of the application.

All Committee Members agreed the Officer's recommendation to approve the application.

Decision

That the application be **APPROVED**, subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Implement in strict accordance with revised Construction Method Plan
4. Landscaping
5. No fence shall be erected without prior approval of LPA in writing

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Application Number: AWDM/1515/19	
Site:	Beach Green, Brighton Road, Lancing
Proposal:	Provision of 8 no. 5m high LED mid-hinged tubular light poles.

The Planning Services Manager outlined the application for the Committee and Members were shown plans and photographs to assist.

Decision

That the planning application be **APPROVED**, subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of illumination – switch off by 10.30pm every day
4. Lights shall be cowled before first use in accordance with details to be submitted and retained thereafter

ADC-PC/43/19-20 Public Question Time

The Chairman invited members of the public to ask questions or make statements about any matter for which the Council had a responsibility or which affected the District.

There were no public questions.

The meeting ended at 8.25 pm