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| Application Number: | AWDM/2294/21 | Recommendation - Delegate APPROVAL to the Head of Development subject to the receipt of satisfactory comments from Technical Services |
| Site: | Development Site At 12 To 18 Old Shoreham Road, Shoreham-by-Sea | |
| Proposal: | Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings with integrated car parking | |
| Applicant: | Adur Developments Ltd | Ward: St Nicolas |
| Agent: | Paul Joyce, Lewis and Co Planning Se Ltd | |
| Case Officer: | Gary Peck | |

The Planning Services Manager presented the report explaining that there had been some updates since agenda publication. Technical Services has stated they now had no objections subject to conditions and Environmental Health had commented they were now satisfied and that any outstanding issues could be covered by conditions.

Members had questions for the Officer regarding:

- Future access to the unoccupied land and the possibility of future applications to build on it.
- Trees currently on the site.
- Soil samples and PHA tests.
- Landscaping conditions and Tree Officer comments.
- The impact of the new dwellings on existing adjacent properties.
- Drainage.
- Contamination.
- Air quality and emissions mitigation.
- Parking and EV charging points.

The Officer clarified that:

- The unoccupied land would form part of one of the gardens and condition 14 removed all permitted development rights for the dwellings.

- Condition 13 and 14 dealt with landscaping issues and expressed that the current trees would be sited in individual gardens and were to be retained unless diseased. If any were felled due to disease they were to be replaced with trees similar in size.
- Condition 4 covered all aspects of soil testing and contamination.
- Each dwelling was to have 2 parking spaces and an EV charging point. Additional EV charging points were also planned for visitor spaces.
- Air quality and emissions mitigation were dealt with in condition 6 and the Officer confirmed that this would be resolved prior to development.

There was one registered speaker objecting to the application. Their representation covered:

- Privacy issues and distance from existing dwellings.
- Drainage concerns.
- No social housing planned for the site.

There was one registered speaker, the agent, supporting the application. Their representation reiterated points made during the Officer's presentation.

Members had questions for the agent regarding:

- PV panels and whether they would be supplied.
- Surface water.
- Images of what the site would look like from the perspective of existing dwellings to the north.

The applicant responded to the members explaining that it hadn't been decided about the PV panels as yet and the driveways were to be permeable.

During debate Members discussed concerns over the amount of conditions on the application and it was voiced that the preference was to have these issues returned to committee rather than be delegated. Overall it was thought that currently there were too many aspects that were unconfirmed to grant the application planning permission.

It was proposed to defer the application to seek further information in respect of landscaping/tree retention and impact upon neighbouring properties. This was seconded and voted on with a unanimous vote in favour of deferral.

DEFERRED to seek further information in respect of landscaping/tree retention and impact upon neighbouring properties.

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| Application Number: | AWDM/1698/22 | Recommendation - APPROVE |
| Site: | 51 Old Fort Road, Shoreham-By-Sea, West Sussex | |
| Proposal: | Demolition of existing chalet bungalow and construction of a pair of semi detached 3 storey, 3 bedroom houses (including lower ground floor below existing ground level. Application for a removal and Variation of conditions of previously approved AWDM/2007/21. To vary Condition 1 (Approved Plans) and Condition 3 (External Materials), to remove Condition 14 (Drainage) and to add a condition relating to a Construction Management Plan. | |
| Applicant: | Mrs Brenda Collins | Ward: Marine Adur |
| Agent: | James Breckell | |
| Case Officer: | Hannah Barker | |

The Planning Services Manager presented the report explaining that there had been one update since agenda publication. The drainage consultant had been awaiting some information on the infiltration blankets and this has now been supplied and the consultant was satisfied with the revised proposal.

The Officer asked members to note that this application had already been granted planning permission and it had returned to this committee to have some proposed minor amendments considered only.

There were three registered speakers giving representations objecting to this application. They raised issues of:

- The infiltration methods adversely affecting the roots of existing trees.
- The risk of damage to the adjacent railway carriage house caused by the impact of construction.
- The changes to the proposed colour scheme.
- Sheet piling on the site.
- The noise concerns connected with the planned Air Source Heat Pumps.

There was one representation from an adjacent Ward Councillor concerning:

- That she called in this application to be considered at committee in the interests of openness and transparency.
- The sheet piling underway despite written assurance received by the neighbours declaring no piling was to be done at the site.

There were three registered speakers giving representations in support of this application addressing some concerns including:

- As per condition 9 no construction had or would take place within 15 metres of any boundary walls.
- Although there had been amendments to the size of some windows these did not result in any increased overlooking of neighbours.
- The colour changes proposed were deemed by the applicants to be more attractive and in keeping with the area.
- The manner of excavation was not a planning matter and did not require permission,
- The infiltration blankets were made of topsoil and gravel and would not harm tree roots.
- The applicants were willing to accept a condition by which the level of noise from the Air Source Heat Pumps was to be monitored and acoustical mats and cladding would be added if necessary.

During debate Members discussed that the permission of an added basement had been previously granted and that the construction of this did entail a certain amount and type of excavation. A proposal was made to approve the application subject to an additional condition requiring details of the air source pump and associated acoustic information to be submitted to and approved by the Local Planning Authority. This was seconded and voted on with a unanimous vote in favour of

APPROVED

Subject to the following conditions: -

1. Approved Plans.
2. Time limit (consistent with the original planning permission).
3. Materials as set out in the Approved Plans.
4. Removal of P.D including outbuildings.
5. Hours of work.
6. No additional openings, obscure glazing to east and west elevations and privacy screens to be installed prior to occupation.
7. The dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. The dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority

8. The sustainability and energy efficiency measures referred to in the Design and Access Statement (submitted with the original application AWDM/2007/21) shall be installed before the dwelling hereby approved is occupied.
9. Tree Protection.
10. Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Plan and numbered 04A.

Reason: In the interests of road safety.

11. Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. The parking area shall be edged with raised blocks to abut the pavement to create a barrier to limit the amount of gravel overspill onto the public highway.

Reason: To provide car-parking space for the use.

12. Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

13. Electric Vehicle Charging Spaces
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

14. Work shall be carried out in accordance with the details submitted in the Construction Management Plan.

15. Drainage details shall be implemented in accordance with approved details.

16. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 11726, Second issue dated 8 December 2021, by GTA Civils & Transport Ltd) and the following mitigation measures it details:

- Finished floor levels for the ground floor shall be set no lower than 6.15 metres above Ordnance Datum (AOD) (Section 3.2 of the Flood Risk Assessment).

- The room on the lower ground floor (labelled as a 'flexible room' on drawing no 058 Rev A at Appendix C of the Flood Risk Assessment) shall not be used for habitable uses and/or for sleeping accommodation.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Note: The non-habitable use of the flexible room is confirmed in the submitted letter dated 7 December 2021 from James Breckell Architects.

Reasons: - To reduce the risk of flooding to the proposed development and future occupants in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

17. The details contained in the Construction Management Plan submitted 19th October 2022 shall be complied with at all time during the construction process.
18. **ADDITION** - details of the air source pump and associated acoustic information required to be submitted to and approved by the Local Planning Authority.

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| Application Number: | AWDM/2068/21 | Recommendation - APPROVE |
| Site: | Garage Compound, Gravelly Crescent, Lancing | |
| Proposal: | Demolition of existing garages, proposed 7no. dwellings within two blocks with 16 parking spaces, access off Gravelly Crescent | |
| Applicant: | Mr J Lock, Adur District Council | Ward: Mash Barn |
| Agent: | Neal Thompson, Robinson Escott Planning | |
| Case Officer: | Gary Peck | |

The Planning Services Manager presented the report explaining this was an application for 7 social housing dwellings. It was noted that the applicant was recorded as Mr J Lock, Adur District Council. Mr J Lock has since left the Council and so the applicant would now be Adur District Council.

Members had questions for the officers regarding:

- When were the parking surveys carried out?
- How many of the garages to be demolished were currently occupied?
- Were the alleyways on the site being retained?

The Officer responded:

- The parking surveys were carried out between midnight and 5 am (in accordance with the Lambeth methodology).
- The garages were of an old design which was not of a suitable size for most modern cars. The Officer's understanding was that many of the garages were derelict.
- The original plan for the alleyways was to make one garden elongated to prevent them being a thoroughfare. However, due to representation objecting to this, these alleyways may now be left intact.

There was one registered speaker who made a representation opposing the application. She spoke of issues including:

- Overlooking and privacy issues.
- Parking concerns.
- How she uses her back gate to access the alleyways with her mobility scooter.

There was one registered speaker, the agent, who gave a representation in support of the application. He also explained how the original plans to block the alleyways would now be amended, by condition, to leave them as a thoroughfare due to current residents' representations.

During debate Members commented that it may be advantageous to perform a survey to establish how many current residents would be affected by the loss of the garages, although it was conceded that this was not a planning consideration. It was requested that the agent feed back to the applicant (Adur District Council) that the loss of the garages may increase parking difficulties on the Mash Barn estate.

A proposal was put forward to delegate for approval, subject to the receipt of an amended plan amending the garden of plot 2 to maintain rear access to the existing properties and to check the garden of plot 6 also to ensure appropriate rear access is maintained. This was seconded and voted on with a unanimous outcome in favour.

APPROVED

subject to the conditions set out below:

1. Approved Plans.
2. Full Permission.
3. No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

4. 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.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

5. 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.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.

6. 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.

The approved Plan shall be implemented and adhered to throughout the construction period. The Plan shall provide the following details as a minimum:

- 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),
- details of public engagement both prior to and during construction works.

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

7. 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.
8. 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.
9. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
 - (1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

10. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Sustainable Drainage & Flood Risk Assessment, Ref: 15945/03/HOP/SUDS, dated October 2022, V2.0, by HOP Consulting Limited) and the following mitigation measures detailed within the FRA:

- Internal access to the upper storey of the blocks/buildings is to be maintained for the lifespan of the development and all sleeping accommodation is to be located on the First Floor and above, except for one unit providing a wheelchair accessible, level access bungalow dwelling (sections 5.4 & 5.5 of the FRA).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure adequate mitigation measures are provided in an area at risk of flooding

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the northern and southern walls of the approved dwellings.

Reason: To prevent overlooking and to comply with saved policy 15 of the Adur Local Plan.

12. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure adequate landscaping is provided

13. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.

15. The hours of construction to implement the development hereby permitted shall be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of neighbouring properties

16. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.
17. **Addition-** the receipt of an amended plan amending the garden of plot 2 to maintain rear access to the existing properties and to check the garden of plot 6 also to ensure appropriate rear access is maintained.

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| Application Number: | AWDM/0827/22 | Recommendation - APPROVE |
| Site: | Garage Block 88 To 97 Daniel Close, Lancing | |
| Proposal: | Demolition of existing garages; erection of 9no. dwellings and associated works | |
| Applicant: | Mr J Lock, Adur District Council | Ward:Mash Barn |
| Agent: | Neal Thompson, Robinson Escott Planning | |
| Case Officer: | Gary Peck | |

The Planning Services Manager presented the report explaining this was an application for 9 social housing dwellings. The Officer explained that this application was counterpart of application 3 and was sited at close quarters to it. It was again noted that the applicant was recorded as Mr J Lock, Adur District Council. Mr J Lock has since left the Council and so the applicant would now be Adur District Council.

Members had questions for the officer regarding:

- Responsibility for maintenance of the triangle of land at the north of the site.
- Access for construction vehicles.
- Engagement between developers and current residents.

The Officer clarified that:

- The triangle of land to the north was common land and was to provide additional green space for residents.
- The access route for construction vehicles was as yet undecided but the Officer thought it would most likely be from Mash Barn Lane.
- There had been public consultation between the developers and the residents.

The two registered speakers, one in opposition and one in support, declined to speak as their representations on application 3 were pertinent to this application too.

As the meeting length had now reached three hours a vote was taken as to whether it be continued or adjourned to another date. The outcome was unanimously in favour of continuing.

During debate members suggested that bollards be placed on the triangle of common land to avoid people parking there.

A motion was proposed to grant planning permission subject to an amendment to condition 11 to include provision of bollards on the triangular green space. This motion was seconded and voted on with an outcome of unanimously in favour.

APPROVED

subject to the conditions set out below:

1. Approved Plans
2. Full Permission
3. No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

4. 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.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

5. 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.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.

6. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

7. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 10/08/2022, v1.8, Ref: 15945/02/HOP/SUDS) and the following mitigation measures it details:

- Finished floor levels have not been confirmed within the submitted FRA, however the first floor levels must be set no lower than 5.7 metres above

Ordnance Datum (AOD) to allow safe refuge above design flood levels.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

8. 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.
9. 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.
10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the eastern and western walls of the approved dwellings.

Reason: To prevent overlooking and to comply with saved policy 15 of the Adur Local Plan.

11. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. **Amendment** - and to

include the provision of bollards on the triangular common ground green space to the north of the site.

Reason: To ensure adequate landscaping is provided

12. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.

13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.

14. The hours of construction to implement the development hereby permitted shall be limited to 0900 to 1700 hours Monday to Friday, 0900 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of neighbouring properties

15. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.