

**Adur Planning Committee  
19 January 2015**

Councillor Brian Boggis (Chairman)  
Peter Metcalfe (Vice-Chairman)

Councillor Carol Albury  
Councillor David Donaldson  
Councillor Geoff Patmore

Councillor Brian Coomber  
\*\*Councillor Emma Evans  
Councillor Ben Stride

\*\* Absent

**Officers:** Head of Economic Growth, Planning Services Manager, Solicitor and Democratic Services Officer

**ADC-PC/032/14-15            Declarations of Interest / Substitute Members**

For reasons of openness and transparency, Councillor Ben Stride declared a personal interest in two items on the agenda –

- *AWDM/1644/14 Unit 9 Chartwell Business Centre – his daughter attends the Wickers Gym*
- *AWDM/1560/14 Old Fort, Forthaven – his property lies 4 houses away from the site*

**ADC-PC/033/14-15            Confirmation of Minutes**

**Resolved** that the minutes of the meeting of the Committee held on 24 November 2014 is approved as a correct record and that they be signed by the Chairman.

**ADC-PC/034/14-15            Items Raised under Urgency Provisions**

There were no items raised under Urgency Provisions.

**ADC-PC/035/14-15            Planning Applications**

The planning applications were considered, see attached appendix.

**ADC-PC/036/14-15            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.

Mr Hillman advised there was a great demand for allotment space and requested the Head of Economic Growth approach the developers of the Southlands site to allocate space. He added the landscaping and amenity space would appear inadequate with the retention of the only preserved tree within the site.

The Head of Economic Growth advised Mr Hillman this request could be considered at the Reserved Matters stage but that the lack of space on the site would make it difficult to accommodate allotments. The Officer did state, however, he would bring to the developers attention at the appropriate time. The Head of Economic Growth indicated that the scope for additional allotments would be easier to accommodate on new strategic housing allocations proposed in the emerging Local Plan.

The Chairman closed the meeting at 9.00 pm it having commenced at 7.00 pm.

**Chairman**

Application Number: AWDM/1340/14

Site: **Southlands Hospital, Upper Shoreham Road  
Shoreham-By-Sea, West Sussex, BN43 6TQ**

Proposal: Outline application (including details of access) for the demolition of all existing redundant buildings and structures (including Harness Block) and the erection of up to 106 dwellings with associated landscaping and amenity space, car parking and formation of new vehicular access to Upper Shoreham Road.

*The Head of Growth advised that since the report had been published, a further 10 letters of objection had been received. He ran through the various issues, which included:-*

- *Too much pressure on infrastructure;*
- *proposed height of dwellings should be no more than 3 storeys;*
- *good local hospital provision still needed; and*
- *Harness Block should be retained.*

The Head of Economic Growth presented this outline application advising all matters were reserved apart from means of access. The NHS Trust was seeking to gain approval in outline form with a view to putting the land up for sale early this year. The final layout and design of the proposed houses would therefore be subject to a detailed application in the future once a developer had bought the site.

The Members were shown an aerial photograph of the site which comprised several hospital buildings and a car park. The site included the main hospital building, known as the Harness Block. The Officer advised this part of the hospital had been declared surplus to requirements by the NHS Trust hence their proposal to develop the site for residential purposes.

The Head of Economic Growth advised that following discussions with the applicants, the number of units proposed had been reduced from 113 to 106. All existing buildings would be demolished and a new vehicle access would be constructed from Upper Shoreham Road. The Officer referred Members to the report which showed an indicative mix of proposed houses and flats. He advised there were two small areas of public open space with a children's play area being shown set around the only preserved tree within the site. However, the Parks Manager had advised he would prefer to see the LAP not built on the site but instead secure a financial contribution to be spent at the nearby Buckingham Park.

The Head of Economic Growth then turned to the consultations. He informed Members that WSCC had no objection from the transport/highways aspect subject to conditions which included the submission of a Travel Plan and need for a TRO to restrict parking near the proposed access.

The Head of Economic Growth referred Members to page 8 of the report regarding WSCC S106 Requirements, and informed Members that WSCC objected to the fact that the applicant was not meeting the full education contribution, however, if the Committee felt

there was sufficient justification for the scheme it would request that all the development contributions being offered (£325,000) be used for education provision.

The Head of Economic Growth said he recognised the loss of the hospital had caused concerns locally, but the NHS Trust had declared the land and buildings as surplus. He advised that it was difficult for the Local Planning Authority to question the merits or otherwise of this decision, given that the Trust was in the best position to assess the health requirements of the area. He informed Members that the scheme sought to re-invest the capital receipt from the site into the retained buildings to improve health provision.

Further representations were made at the meeting as follows:-

Objectors: Ms Barbara Porter  
Dr Carl Walker  
Ms Heather Duffield  
Councillor Liza McKinney

Supporters: Ms Marianne Griffiths, Chief Executive  
Mr Nigel Pugsley, Associate Director  
(Western Sussex Hospitals NHS Trust)

Following these representations, the Committee Members discussed this application at length and raised issues with the Head of Economic Growth.

The Officer said that he understood the concern of Members regarding the 4 storey scale and design of buildings on the frontage, but these would be sited further back from the road to reduce their visual impact and an informative could be added requesting a more traditional design approach to these apartment blocks. Members did not accept that a 4 storey development was acceptable on the road frontage and it was agreed to add an informative suggesting that a traditional design approach was required for the flats and for these flats not to exceed 3 storey in height.

A question was also raised regarding Section 106 fixed amount of £325,000 as Members wanted to ensure this money was spent within the District. The Head of Economic Growth assured Members this money would be ring fenced and index-linked. The Head of Economic Growth also recommended that the s106 agreement should include a suitable overage clause to ensure that any additional value generated from the sale of the site was used to increase the level of development contributions or affordable housing provision.

Whilst some Members were unhappy with the development, they realised the Trust had committed to invest the capital receipt from the development to enhance health provision for Adur residents and that this was a material planning consideration.

## **Decision**

That the matter be delegated to the Planning Services Manager to **GRANT** planning permission subject to the completion of a satisfactory Section 106 obligation undertaking to provide 20% affordable housing (based on a tenure mix of 60% affordable rent and 40% shared ownership), financial contributions of £325,000 for education provision, an option to have open space on site or a payment in lieu of provision and suitable overage provisions.

## **Subject to Conditions:-**

1. Details of appearance, landscaping, layout and scale to be submitted
2. Approved plans
3. Access to be constructed in accordance with approved drawing
4. Pedestrian visibility splays to be provided at access
5. Visibility splays at access to be provided
6. Construction Management Plan to be provided, including hours of work
7. Travel Plan
8. Traffic Regulation Order required to restrict parking in the vicinity of the proposed access onto Upper Shoreham Road before work commences
9. Parking spaces to be provided in accordance with drawings to be submitted
10. Internal roads to be a minimum 4.8m wide to ensure sufficient space for refuse/delivery vehicles to pass any parked vehicles
11. Trees to be retained to be protected during course of development
12. Bat survey recommendations to be implemented in full
13. Full foul and surface water drainage details to be submitted and approved
14. Water infrastructure plans to be submitted and approved
15. Contamination assessment required
16. Verification of completion of remediation works to be submitted
17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.
18. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details
19. Installation of electric vehicle charge points in each garage and communal parking areas
20. Protection of dwellings from noise prior to occupation, including reduction in plant noise levels
21. Written scheme of archaeology investigation to be submitted and approved
22. Removal of PD rights under Classes A-E
23. To be built to equivalent of Level 4 Code for Sustainable Homes.

## Informative:

To be added seeking a traditional design approach for the flats fronting the Upper Shoreham Road and that this should not exceed 3 storeys in height.

Application Number: AWDM/1644/14

Site: **Unit 9 Chartwell Business Centre, 42 Chartwell Road, Lancing Business Park, Lancing, West Sussex BN15 8FB**

Proposal: Change of use from Class B2 Industrial to gymnastics facilities (D2)

Before the Planning Services Manager gave a brief outline of this report, he read out a statement received, after the papers were circulated, from Economic Development objecting to this change of use on the grounds that industrial floorspace for B class uses was very limited on Lancing Business Park which would be further eroded if permission were granted for the current application.

The Planning Services Manager advised Members the recommendation was for refusal as it was felt the proposed change of use of the unit to a non-business use would reduce the number of available business units and could have a detrimental impact on the local economy in the longer term.

There was one further representation at the meeting from the father of the applicant – Mr Geoff Hodgson.

Following this representation, the Committee Members accepted the change of use would be against what the Business Park represented, but sympathised with the applicant. They felt it unlikely the applicant would find another suitable site with the specialist equipment needed and that the expansion of the club would in turn mean further employment.

### **Decision**

That this application be **APPROVED** as the applicant already occupied an adjacent unit providing a well-used community facility which would generate further employment as well as occupying a vacant unit.

Application Number: AWDM/1560/14

Site: **Old Fort, Forthaven, Shoreham-By-Sea, West Sussex**

Proposal: Retention of WWII style Nissen hut and food hut to be used as education facility in connection with Scheduled Ancient Monument (5 year permission) (retrospective).

The Head of Economic Growth gave a brief outline of this application. He advised English Heritage and other consultees recognised that the buildings would provide facilities for valuable educational work and therefore did not object to a temporary five year permission. The Officer hoped that the Friends of Shoreham Fort would find a better long term solution by the end of that period. This permission, if granted, should run until 1 October 2019.

The Members of the Committee were happy to agree the Officer's recommendation.

### **Decision**

That this temporary, five year, retrospective, planning permission be **GRANTED** subject to the following conditions:-

1. Temporary permission expiring 1 October 2019
2. Approved plans

Application Number: AWDM/1721/14

Site: **7 Hardy Close, Shoreham-by-Sea, West Sussex BN43 5SA**

Proposal: Replacement of existing balustrade to existing balcony on front (west) elevation with strengthened clear reinforced glass and marine grade stainless steel posts (Re-submission of AWDM/0113/14).

The Planning Services Manager outlined the report for Members, advising a previous application had been refused and dismissed at appeal which proposed opaque glass instead of clear glass. Members were reminded of the application 12 Benbow Close when permission was recently secured for a stainless steel framed and glass panelled balcony.

The Planning Services Manager concluded permission should be granted and used a precedent for other similar developments in the future.

### **Decision**

That planning permission be **GRANTED** subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: To comply with Section 97 of the Town and Country Planning Act 1990.
- 2) No development shall be carried out unless and until a schedule of materials and finishes of the proposed balcony 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 saved policy AG1 or AH2 of the Adur District Local Plan
- 3) The development shall be carried out in accordance with the approved plans

Application Number: AWDM/1603/14

Site: **5 Hardy Close, Shoreham-By-Sea, West Sussex BN43 5SA**

Proposal: Replace existing first-floor steel balustrade to bedroom with glass balustrade on front (south) elevation.

The Planning Services Manager advised that having regard to the conclusions reached in respect of the application at 7 Hardy Close, it was considered that this application could be supported.

### **Decision**

That planning permission be **GRANTED** subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: To comply with Section 97 of the Town and Country Planning Act 1990.
- 2) No development shall be carried out unless and until a schedule of materials and finishes of the proposed balcony 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 saved policy AG1 or AH2 of the Adur District Local Plan.
- 3) The development shall be carried out in accordance with the approved plans.