

**Minutes of a meeting of the
Adur Planning Committee
5 September 2016
at 7.00**

Councillor Peter Metcalfe (Chairman)
**Councillor Carol Albury (Vice-Chairman)

Councillor Les Alden	**Councillor George Barton
Councillor Ken Bishop	Councillor Stephen Chipp
Councillor Brian Coomber	Councillor Geoff Patmore

** Absent

Officers: Head of Economic Growth, Planning Services Manager, Senior Lawyer and Democratic Services Officer

ADC-PC/025/16-17 Declarations of Interest / Substitute Members

Councillor Les Alden elected to leave the room for the first item on the agenda, AWDM/1883/15, Sir Robert Woodard Academy, following advice from the Legal Officer.

Councillor Brian Boggis substituted for Councillor George Barton.
Councillor Angus Dunn substituted for Councillor Carol Albury.

ADC-PC/026/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 8 August 2016 be confirmed as a correct record and that they be signed by the Chairman.

ADC-PC/027/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

ADC-PC/028/16-17 Planning Applications

The planning applications were considered, see attached appendix.

ADC-PC/029/16-17

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 Chairman closed the meeting at 8.25 pm it having commenced at 7.00 pm.

Chairman

Application Number: AWDM/1883/15	
Site:	Sir Robert Woodard Academy, 44 Upper Boundstone Lane, Sompting, West Sussex BN15 9QZ
Proposal:	Construction of floodlit artificial Multi-Games pitch with sprint track and long jump pit and associated landscaping.

Councillor Les Alden left the room for the item.

The Head of Economic Growth began his presentation by reference to an aerial view of the site, indicating the application related to the playing field to the north of the Sir Robert Woodard Academy. The location was formerly the original school buildings prior to demolition in 2012, some 2.8ha.

The Officer ran through the details of the proposal and plan, and referred Members to photographs showing various views of the site.

Amended plans had been received from the applicant removing the proposed circular car park and increasing the height of floodlights to 15m in order to reduce light spillage and avoid glare onto the A27. The Officer indicated on the plan where the floodlight columns would be positioned. He advised Members that Officers and Environmental Health had assessed Light Spillage Plans submitted by the applicant and concluded any light spillage would not have an adverse impact on neighbouring properties.

Other issues raised had been the adequacy of parking and the congestive nature of Upper Boundstone Lane. The Officer advised the Highway Authority had considered the number of spaces available within the school grounds and felt there was sufficient parking in place. However, considerable representations had been received from local residents stating a conflict would arise between other community activities within the Academy and use of the 3G Pitch. The Officer advised Members Condition 13 had been included for this reason. The Officer also agreed Condition 12 be amended to require 45 car parking spaces be made available in the northernmost car park.

The Officer stated WSCC Highways had acknowledged the significant local concern over on-street parking in Upper Boundstone Lane and recommended that the existing school keep clear road markings be replaced by double yellow lines up to the A27.

Noise and disturbance had also been raised by residents and the Council's Environmental Health team had assessed the noise mitigation measures, in particular the 1.8 metre high bund along the eastern boundary of the site. The Officer advised Members they may wish to also consider further bunding and planting on the west side.

Members were advised the applicant's noise assessment was based on usage between 8am and 10pm every day however, the proposed hours would be less.

The Officer ended his presentation by agreeing to answer any queries the Members may have.

Before the further representations were heard from the registered speakers, the Chairman advised the Committee he had agreed to extend the time allocated for speaking from 3 minutes to 5 minutes and to allow Cllr David Simmons to speak in his capacity as Executive Member for Health and Wellbeing.

There were further representations from:

Objectors: County Councillor Lionel Parsons
Ms Angela Walker
Ward Councillor: Cllr Lyn Phillips
Supporters: Cllr David Simmons
Mr Peter Midwinter

Following the representations, the Head of Economic Growth clarified points raised by the registered speakers and Members of the Committee.

Members discussed the proposal and, whilst appreciating residents' concerns with regard to the impact of the community use, floodlights, parking and potential noise/disturbance, the majority of Members recognised there was no objection in principle to a 3G Pitch for use by the school and concluded any adverse impacts could be mitigated.

However, concerns had been raised in the meeting regarding the spectator area, in particular the scope for spectators to stand on the bund. It was requested that planting details should prevent this happening and that Officers amend the landscape bund condition to ensure additional noise mitigation measures to the west of the proposed pitch by further bunding and/or acoustic fencing. The Officer agreed the proposal.

The majority of Members agreed the Officer's recommendation to approve the application.

Decision

That the planning application be **APPROVED**, subject to the following conditions, including the amendment to condition 12 and extra condition 22:-

1. Approved Plans
2. Standard 3 year time limit
3. The Artificial Grass Pitch shall be constructed and laid out in accordance with the approved plan and in accordance with FIFA Quality Concept for Football Turf - One Star accreditation and shall be made available for the use hereby permitted.

4. Prior to first use of the Artificial Grass Pitch (AGP) and 6 lane 100m running track facility with long jump pit hereby permitted details of community use shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The details shall apply to the floodlit Artificial Grass Pitch, changing accommodation and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved details.
5. Floodlighting only permitted between 9.30am - 8.30pm Monday to Saturday and 10am and 6.00pm on Sundays
6. Floodlighting to be installed in accordance with lighting impact assessment document
7. Pathway lighting to be permitted only between 9.00am and 9.00pm Monday to Saturday and 9.30am and 6.30pm on Sundays
8. Landscaping
9. Noise management plan to be agreed
10. Surface water drainage details to be submitted and approved and to include method of bypassing clay layer.
11. Hours of use of pitch 9.00am to 8.30pm Monday to Friday, 9am to 8.30pm on Saturdays and 10am until 6.00pm on Sundays.
12. The pitch shall not be brought into use until the off street car parking spaces shown on the approved plans are available for use and they shall be retained at all times for their designated use. Agreed 45 car parking spaces to be made available in the northernmost car park.
13. No use of the 3G pitch at the same time as other specified community use/activities of the Academy buildings or other facilities on the site in accordance with details submitted to and approved in writing with the LPA
14. Construction Management Plan
15. No construction other than between hours of 8am and 6pm Monday to Friday and 8am and 1pm on Saturdays. No working on Sundays and Public Holidays.
16. Landscaping scheme
17. Bund to be constructed prior to first use of pitch
18. Tree protection
19. Final details of surface water drainage to be agreed
20. No development shall be commenced until such time as a Traffic Regulation Order, or revision to an existing order, securing the provision of no waiting at any time restrictions along Upper Boundstone Lane up to A27 in accordance with details to be submitted has been approved by the Highway Authority and written confirmation of this approval has been made available to the Local Planning Authority
21. Training grids and running track only to be used during school hours 8am to 5.00pm Monday-Friday and not at weekends/Public Holidays
22. Noise mitigation measures along the western boundary of the site comprising new landscaped bund and/or acoustic fencing, with details to be submitted and approved prior to the commencement of the development.

The meeting was adjourned at 8.15 pm and reconvened at 8.20 pm.

Application Number: AWDM/1023/16	
Site:	Adur Community Pool, Kingston Broadway, Shoreham by Sea, West Sussex, BN43 6TE
Proposal:	Single-storey side extension to east elevation to provide additional changing facilities.

Councillor Les Alden returned to the meeting.

Before the Planning Services Manager outlined the application for the Committee, Members were referred to the penultimate paragraph on Page 30 of the report whereby the Access Officer had requested an Access Statement be submitted clearly defining how the extension to the swimming pool building improved the disabled changing and shower room facilities.

The Officer advised Members that the improved disabled changing and shower room facilities would be part of the existing building, utilising the extra space created by the proposal.

A Member queried whether the disabled facilities being part of the existing building could be a condition. The Officer agreed that an additional plan could be submitted showing the disabled facilities and accordingly included in the final condition 5.

Decision

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

01. Standard 3 year time limit
02. External materials to match existing
03. Approval of surface water drainage details
04. Precautionary contamination land
05. Carried out in accordance with approved plans

Informative

1. Proactive Statement – Amended plans
2. Southern Water – Connection to public sewerage system