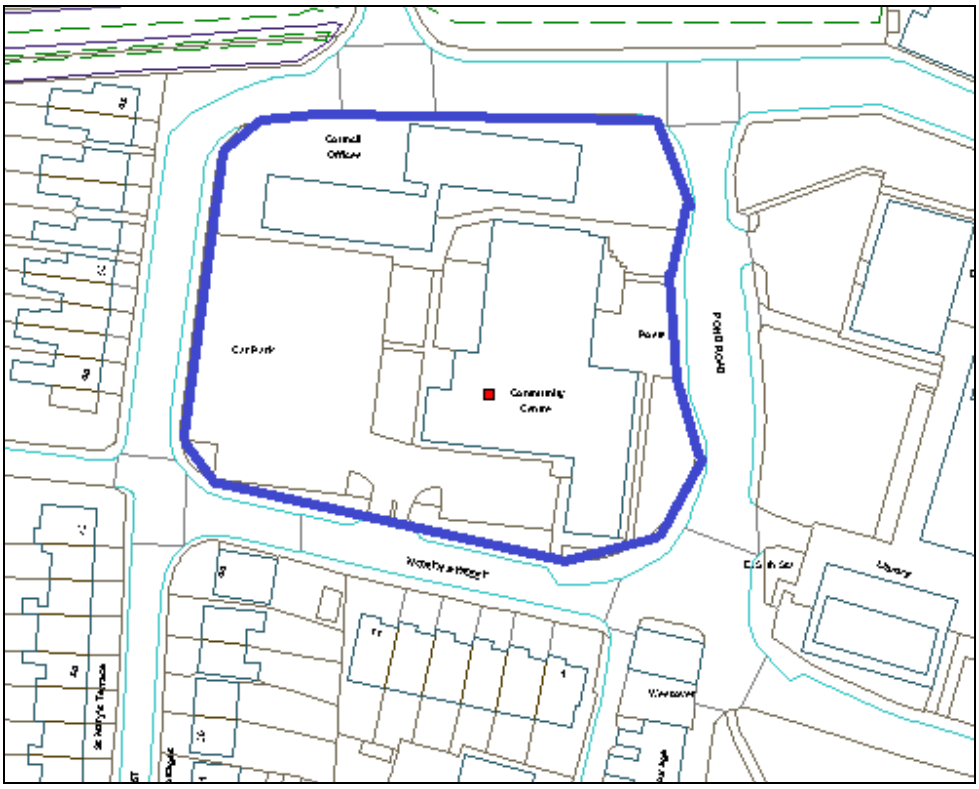
Application Number: AWDM/0622/14 **Recommendation – APPROVE**

Site: **The Shoreham Centre, Pond Road, Shoreham-By-Sea**

Proposal: **Application to vary a condition following grant of planning application AWDM/1016/13 to remove clock tower above main entrance**

Applicant: Mr Davis Templar, Adur & Worthing Councils
Ward: St Mary's
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application seeks to amend the approved eastern elevation of the permission granted under reference AWDM/1016/13 to allow the removal of a proposed high level bronze clad clock tower. Since a condition of the previous permission required the development to be constructed in accordance with the previously approved plans, this application seeks to vary that condition to include reference to the revised drawing containing this proposed amendment.

The application site is located within the Shoreham-by-Sea Conservation Area and is bordered by Pond Road to the east, North Street to the south and Western Road to the north and west. The existing buildings are on the eastern side of the site with a car park to the west. The site is mostly enclosed by a brick and flint wall on all sides except towards the east.

Residential properties are located across North Street to the south and the western part of Western Road. To the east, is the Health Centre, Library and Burrscrofte, while to the north is the railway line raised up on an embankment from which the application site is clearly visible. A temporary building which used to house the CAB on the northern part of the site has now been removed.

Relevant Planning History

Planning permission and Conservation Area consent were granted in November 2013 for the extension of the Shoreham Centre to provide 1230sqm of new build accommodation including a new entrance foyer, offices, meeting spaces, council chamber and function room to provide replacement Adur District Council offices/civic presence, the removal of the existing temporary CAB office, partial demolition of the existing foyer/main entrance and the removal of a number of existing trees. (Application references AWDM/1016/13 & AWDM/1041/13).

Consultations

Any consultation responses will be reported verbally at the meeting.

Representations

1 letter has been received commenting that the revamp of the Shoreham centre is a great idea but measures should be carried out to prevent the amount of traffic travelling along Middle Street to the High Street.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) AG1, AB4, AB7, AB9, AB17 & AB19

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

The Committee should consider the planning application in accordance with Section 73 of the Town and Country Planning Act 1990 (as amended) that applies to applications for planning permission without complying with conditions subject to which a previous planning permission was granted. The Committee should consider only the conditions subject to which permission should be granted, and either grant the application, or

refuse it if they consider permission should only be granted subject to the same conditions as before.

Planning Assessment

The clock tower shown on the previously approved plans was actually intended to conceal a lift overrun in the roofspace. It is understood that the lift overrun is no loner required and therefore there is no need to encroach into the roof anymore.

The clock tower was a pragmatic method of concealing the necessity to break through the roof to provide the overrun. However, its proposed position was a little contrived as a result since it was not directly above the proposed main entrance but instead above the curtain wall to the left of the main entrance and indeed was not even centrally located above that feature. Since there is no requirement to provide the lift overrun now, there is similarly no requirement for the clock feature. Its removal will therefore leave this upper part of the roof unbroken and thus visually less contrived.

Your officers do not consider that the integrity of the building is in any way affected by this amendment and accordingly it is recommended that permission is granted.

Recommendation

APPROVE

Subject to Conditions (as previously imposed under the permission granted under reference AWDM/1016/13 with condition 3 amended to reflect the new drawing number)

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. 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 saved policy AG1 or AH2 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Site and Location Plan drawing no 001 rev A received 22 August 2013

Proposed Site Plan drawing no 101 rev A received 22 August 2013
Existing Ground Floor Plan drawing no 002 rev B received 22 August 2013
Existing First Floor Plan drawing no 003 rev B received 22 August 2013
Existing Elevations (east and north) drawing no 005 rev A received 22 August 2013
Existing Elevations (west and south) drawing no 006 rev A received 22 August 2013
Proposed Ground Floor Plan drawing no 102 rev A received 22 August 2013
Proposed First Floor Plan drawing no 103 rev A received 22 August 2013
Proposed Elevations (east and north) drawing no 104 rev A received 22 August 2013 (approval under this reference relates to north elevation only)
Approved and revised East Elevation drawing no 5872/301 received 15 May 2014
Proposed Elevations (west and south) drawing no 105 rev A received 22 August 2013
Proposed Sections drawing no 106 rev A received 22 August 2013
External Lighting drawing no 141019-63-EX-01 P1 received 22 August 2013

Reason: *For the avoidance of doubt and in the interests of proper planning.*

04. 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: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan.*

05. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

06. No part of the development shall be first occupied until such time as the existing vehicular access onto Pond Road has been physically closed in

accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of road safety.*

07. No part of the development shall be first occupied until the vehicle parking spaces and turning areas (including those for community bus and emergency vehicles) have been provided in accordance with a plan to be approved. These spaces shall thereafter be retained for their designated use.

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

08. No development shall be first occupied until the provision for the loading and unloading of vehicles within the site has been provided in accordance with the plans to be approved. This shall thereafter be retained for its designated use.

Reason: *To provide adequate loading and unloading provision for the development clear of the public highway.*

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

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

10. No part of the development shall be first occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport.*

11. 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. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- 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 and/or temporary traffic management),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.
- Contact details of CDM co-ordinator.

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

12. Prior to completion of the development, a scheme of enhanced directional signage to the development should be submitted to and approved by the Local Planning Authority after consultation with the CHA. Any scheme approved should be implemented within 3 months of completion of the development in accordance with Highway Authority requirements.

Reason: *In the interests of highway safety.*

13. Prior to the completion of the development hereby permitted, a Traffic Regulation Order revision on Pond Road complying with the necessary requirements of the County Council as the Highways Authority for the area shall be completed and provision made for improved town centre signage is so required.

Reason: *In the interests of road safety.*