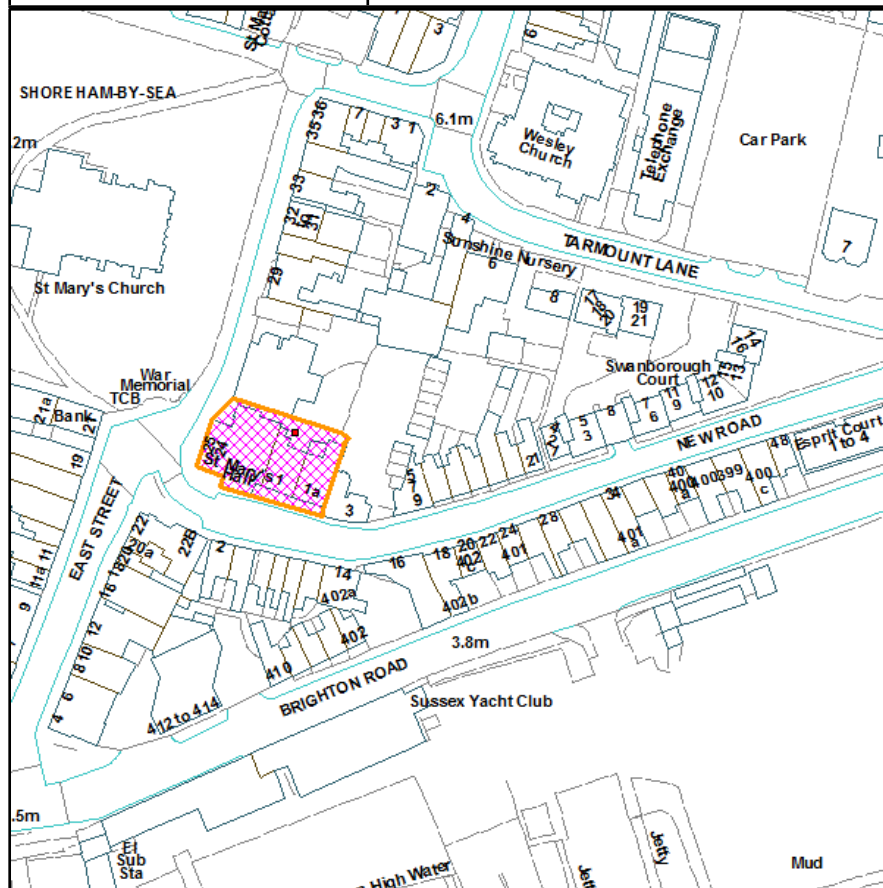


Application Number:	AWDM/0082/26	Recommendation - Approve
Site:	Site Of And Land At St Marys Church Hall, 25 East Street And 1 And 1A New Road, Shoreham-by-sea	
Proposal:	Change of use to provide a mixed use with a new church/community hall and Parish office, and 7 no. residential units (comprising 5 houses and 2 flats). Includes partial demolition at rear, replacement roof and new rear roof extensions, rear extension, new glazing and door/window openings and removal of shopfronts	
Applicant:	Empire Land & Homes Ltd	Ward: St Mary's
Agent:	Rodway Planning Consultancy Limited	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The application relates to a two storey building located on the corner of East Street and New Road within the Shoreham Conservation Area. There is a recently vacated retail unit on the ground floor fronting East Street (formerly an antiques shop). A Parish Centre office and Shoreham Pottery are located on the ground floor fronting New Road. There is a church hall use above at first floor level.

That part of the building on the corner of East Street and New Road was built as a school in the 1830s. The building constructed on the east side was opened in 1912 as a hall (St Mary's Hall) before being subdivided into shop units.

There are a number of listed buildings close to the site, most notably the Grade I listed Church of St Mary De Haura. Other listed buildings exist to the north in East Street, but none adjoin the site.

At the rear and to the north and east of the site is a site which has recently been redeveloped, including the conversion of the former bank premises to the north in East Street, partial demolition of 7/9 New Road with first floor extension to form a one bed flat, retaining ground floor commercial premises and shopfront; alterations and rear extension of 3 New Road to form a 3-bedroom house with garden and two new houses replacing a garage block at the rear.

The application proposes to convert and refurbish the existing building to provide a mix of 5no. houses, 2no. flats and a church/community centre/parish office. The existing retail/commercial/community space fronting New Road and East Street would be lost, to be replaced with a new community use at ground floor fronting East Street with a floor area of 136sqm. The existing shopfront on East Street would be replaced with glazed bi-fold doors.

4no. 3 bed houses would front New Road with 1no. 3 bed house fronting East Street to the north of the proposed community centre. 2no. 2 bed flats would be provided on the first and second floors over the community centre. The houses would have amenity areas at the front and rear. At the front, a small paved area enclosed with railings will be provided for each dwelling. This will include an area for bin storage.

The community centre would consist of three main fully accessible function spaces and an office as well as ancillary kitchen, storage and WC facilities, all accessed from East Street.

A new roof is to be provided which will match the existing at the front but which will include larger dormer extensions at the rear. There is to be some demolition at the rear of the building, mainly of a part of the building which abuts 3 New Road to the east.

The application has been called in by Cllr Jeremy Gardner who has advised that as this is a prominent site at the centre of the Shoreham conservation area it would be appropriate for this to be decided by the Planning Committee. He also stated that the application is for a building that currently includes three retail or business spaces plus the parish rooms and it would lead to the closure of two shop spaces and a third occupied by the Shoreham Pottery which offers community-focused pottery classes and pottery item sales.

Relevant Planning History

ADC/0023/09 Part demolition (retaining corner building no. 24) and mixed use development (four-storey building) to provide 10 flats (9 two-bedroom and 1 three-bedroom) above ground floor retail space (site incl.1/1a New Road) - refused on the following grounds:

01. The form, scale and design of the proposed replacement building pays insufficient regard to its context within the setting of the grade 1 listed church of St Mary de Haura and falls significantly short of the design needed both to enhance the Conservation Area and avoid harm to its prevailing character. It consequently does not accord with the relevant policies of the Adur District Local Plan (AB4, AB11).

02. The proposal constitutes overdevelopment of the site and would be detrimental to the residential amenities of the locality on account of lack of amenity space for the proposed flats (other than the top floor flat) and overlooking of nearby properties from windows and roof terraces. It consequently does not accord with policy AH2 of the Adur District Local Plan.

03. There is no evidence that the necessary contributions would be made to improvements to sustainable transport, education, library and fire/rescue service infrastructure to offset the effects of the travel and infrastructure demands generated by the proposed flats as required by the West Sussex Transport Contributions Methodology and policy AG3 of the Adur District Local Plan.

A subsequent appeal was dismissed but the Inspector concluded that the proposed development would enhance the character and appearance of the Conservation Area and preserve the setting of the grade I listed Church. Appeal was dismissed on grounds only relating to impact on living conditions of a proposed dwelling approved under a different application (but not built subsequently) and that there was a lack of financial contribution towards infrastructure.

ADC/0024/09 Part demolition (retaining corner building no. 24) to enable mixed use development of 10 flats and groundfloor retail space (application for conservation area consent) (site incl. 1/1a New Road) - refused

Consultations

West Sussex County Council: No objection from a transport/highways aspect subject to conditions requiring provision of cycle parking and details of site set up during construction. Comments that the site/proposal will have no vehicular access to the highway (New Road).

A nil parking provision is proposed. The WSCC parking guidance advises that 13 parking spaces would be adequate to serve the residential element of this proposal. The application form states that 14 parking spaces are proposed, the LHA assume this is an error, as the Planning Statement refers to a nil parking provision for the site. The site is in a sustainable location with good access to alternative forms of transport and travel, including walking and cycling. Cycle storage provision appears to have

been accounted for in the application.

The southern side of New Road has a long stretch of unrestricted parking; this appears to be well used. The northern side is restricted (No waiting 8.00am-6.00pm Mon-Sat). Whilst enforceable parking restrictions are in place locally to protect highway safety, a nil parking provision will undoubtedly add to on street parking, it is unlikely that all the residential units proposed will have no vehicles at all. The LHA may wish to consider parking from an amenity issue, as this proposal is likely to add to on street parking pressures in the local area.

Adur & Worthing Councils: The **Environmental Health** officer has no objections in principle. Notes the acoustic assessment and proposed mitigation in section 4 of the report. Given the level of glazing in the front facade, he is of the view that MVHR ventilation would be the most appropriate which can include air intake and extract at the rear of the property without the need for vents at the front of the property. He would also recommend that a higher level of sound insulation should be provided for the function spaces below and adjoining residential use, this will allow more versatile use of these function spaces. He agrees with the acoustic report that the airborne noise criterion to be achieved should be $DnTw + Ctr = 48dB$. He recommends this is conditioned along with the MVHR ventilation for the residential units fronting East Street and the glazing specification for the front facade of the development facing East Street.

[The applicant's acoustic consultant has responded to highlight the building's location in a Conservation Area and has referred to Approved Document E of the Building Regulations which identifies exemptions for 'historic buildings'. They advise that a planning condition relating to sound insulation should not be attached to any permission "but instead, the improvement of sound insulation as best as reasonably practicable is treated as a design objective only." They also say that MVHR is not necessary in this case, and in any case, its use would not be efficient given the age of the building and its construction.]

Surface Water Drainage: Recommend approval subject to standard conditions

The Planning Policy Manager: Policy 33 of the Adur Local Plan 2017, Planning for Sustainable Communities, states that the Council will support improvements to social and community facilities.

However, these proposals deviate from the retail policy approach set out in the Local Plan. The Adur Town Centres Study (2024) continues to support the current Primary Shopping Area boundary and the policy approach of maintaining Class E in this location and maintaining active frontages at ground floor.

The information provided primarily relates to rental values and perceptions of the suitability of the existing ground-floor retail units, as well as the state of the current commercial market. (It is noted, however, that the three ground-floor units are currently occupied, albeit one by the Church office itself).

The loss of the retail unit on East Street is regrettable; however in this particular case the unit will provide access to, and become part of the improved community facility, thereby generating pedestrian activity along this frontage.

Regarding the loss of retail units on New Road to housing, these particular units are on the periphery of the primary retail area, although still within it. The supporting documentation highlights the shortcomings of these units in their current form; it also sets out the reduction in commercial interest in town centres in recent years. Introducing housing in this specific location is not anticipated to adversely impact the area's character or amenity, given their location on the periphery of the retail block and the existing residential units across the road.

Specific information regarding the proposed community uses and how these might contribute to the town centre's vitality and viability has not been provided. However, redeveloping the premises will improve the standard and quality of the community facility (including the provision of ground-floor access, making the community space more attractive to a wider range of people, some of whom are currently unable to use the premises). A higher quality facility should lead to increased use of this town centre venue, increasing pedestrian activity and thereby contributing to the area's vitality and viability.

Furthermore the proposed development will also provide an opportunity to enhance the exterior of this building, in a prominent part of the Shoreham-by-Sea conservation area and making a positive contribution to the character of the area.

Archaeologist:

The West Sussex Historic Environment Record (HER) shows that the proposed development is located in an area with the potential for significant archaeological remains to survive.

The site is located within the medieval historic core of Shoreham, comprising a grid of streets and the churchyard, which formed the nucleus of the town prior to its expansion in the nineteenth and twentieth centuries (HER DWS8591). Previous archaeological work within the historic town, immediately to the north-east of the proposed development, uncovered medieval remains including boundary ditches and rubbish pits, interpreted as relating to burgage plots (HER MWS15819). It is likely that similar remains relating to medieval occupation will survive beneath the current site, albeit likely truncated by the existing building.

Given this, I recommend that a programme of archaeological monitoring and recording is undertaken of the groundworks relating to the proposed development, to suitably record the presence of and retrieve evidence relating to any archaeological remains present.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of archaeological monitoring and recording is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024) and Adur Local Plan Policy 17. A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the site needs to be further understood by a programme of archaeological monitoring and recording; this could be outlined in further detail by a brief from this office to inform a Written Scheme of Investigation

Southern Water: Request details of foul sewerage and surface water disposal

Adur District Conservation Advisory Group: No comments received

Representations

7 letters of support received from addresses in Shoreham and Worthing:

- Existing hall and parish centre are in poor state of repair
- Access to the existing hall is difficult for anyone with disabilities
- Proposal will provide an accessible church hall and assist in meeting Government's targets for new homes
- Will restore a central building with great sensitivity
- Will enhance the area
- Providing a new parish office directly opposite the church will provide a new focal point to benefit the whole community

1 objection received from the occupier of 402A Brighton Road, Shoreham:

- The majority of this site contains the grossly styled, industrial looking, existing obsolete church hall building which towers above the two storey small cottage dwellings on three sides of the development site
- The height of the building is equal to four storeys, plus pitched roof, intruding among adjoining cottage dwellings which are all two storeys
- The proposed dwellings, mostly in the New Street section of the site, do nothing to reduce the massive difference between the gross bulk and industrial style of this existing structure and its surrounding, dense, small cottage dwellings
- The plans do not show an adequately sized Parish Meeting Room/Community Hall accessed from East St. There is no proper sized 'entrance hall', with space for weather purposes, reception, with a separately accessible, adequately sized 'Parish Office' important for a parish of this importance.
- For this plan to be acceptable for a parish of this standing it needs to include one or two of the adjoining houses, in the New St section, to provide adequate space for administration, reception and meetings.
- This proposal is not acceptable mainly due to the awkward & poor reuse of the gross & gaunt, industrial looking bulk of this existing building, which has storey heights of approx. 12.00metres. This will not work in the very centre of this historic town. The type of houses proposed, with industrial style windows, with no parking & very poor external space, will be out of keeping with this location. They cannot be accepted, as proposed within this central, historic, church area of this town.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 2,3,11,15,16,17,18,20,22,25,27,28,31,33,34,36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'
Sustainable Energy SPD (August 2024)

Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
'A Strategy for Shoreham Renaissance' (ADC 2006)
WSCC Guidance on Parking at New Developments (Sept 2020)
National Planning Policy Framework (December 2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

Principle and loss of retail

The site is located within the built up area boundary where new development is acceptable in principle subject to compliance with Development Plan policies.

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. Updated data on national affordability ratio was published on 24th March 2025 which has subsequently resulted in a revised local housing need (LHN) figure based on the standard method calculation. The LHN figure has been amended to 549 (previously it was 547) dwellings per annum for Adur.

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied. The Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published

December 2024, indicates that Adur delivered 81% of its requirement. As a consequence, the presumption in favour of sustainable development no longer applies; an Action Plan has been prepared and, in calculating the five-year housing land supply, a 20% buffer must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%.

The revised 5 Year Housing Land Supply (5YRHLS) (2024-2029) position for Adur as at 01/04/2024 demonstrates that a total of 2,139 homes are deliverable within this period, equating to 3.2 years of housing land supply against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 656 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, paragraph 11 d) of the NPPF applies which states:

‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’

The site is located within the Conservation Area and the Primary Shopping Area. Policy 27 of the Adur Local Plan states that *“where proposals would result in there no longer being a predominant shopping use, this will only be acceptable where it can be demonstrated that retail is no longer a viable use in that unit, particularly where it has remained vacant for a long period (normally a minimum of one year) and that reasonable attempts have been made to market it for retail purposes.”*

The proposal involves the loss of retail units and commercial space unlike the previous scheme in 2009 which included retail space on the ground floor. That scheme involved a more substantial redevelopment with the demolition of that part of the building fronting New Road and the construction of a 3-4 storey contemporary building with 10no. flats.

The applicant has submitted a report from a property consultant which advises that the current building is in a poor state of repair and that the Church has spent many years considering and pursuing various options for the building. The current scheme is considered to be the most viable and deliverable, by retaining and converting the existing building including the conversion of the Class E units in New Road to residential.

Those two units are small and are located off the main retail frontage of East Street. They do not currently have a primary retail use (one being a community pottery workshop with a small amount of ancillary sales and the other a parish office). They

are set back from New Road and not readily visible from East Street due to their set back position behind a projecting stairwell on the south of the building. While the Adur Town Centres Study (2024) continues to support the current Primary Shopping Area boundary (which includes these units) and the policy approach is to maintain Class E in this location and maintain active frontages at ground floor, the property consultant's report does explain that the existing units are "*small, dated and within a building in a poor and deteriorating state.*" The report states that rental income from the units is insufficient to fund refurbishment of the building.

While the loss of the units is regrettable, the proposal would result in more accessible and larger community facilities in a more prominent position fronting East Street which should increase pedestrian activity in the area, to the benefit of the vitality and viability of the town centre. It would also provide 7 no. residential units in a sustainable town centre location and would retain and enhance the existing buildings, rather than involve significant redevelopment in the conservation area.

On balance, and weighing up all of the issues, it is considered that the loss of the retail units would be compensated to some extent by the provision of enhanced community facilities which would maintain an active frontage on East Street. It is acknowledged that the units to be lost in New Road are currently occupied and no marketing evidence has been submitted to demonstrate that there is no demand for those units in the future. However, taking account of the need for housing in the District and the cost of converting the existing building, the position of the units off the main shopping street, and the insufficient rental income generated to cover both ongoing maintenance costs and the investment required to bring the building into good repair, it is considered that the loss of the units could be justified in this case, contrary to Policy 27.

Visual amenity and impact on Conservation Area

The application is supported by a Heritage Assessment and Design and Access Statement. The Heritage Assessment has considered the impact of the development upon the setting of heritage assets in the area and has concluded that it would have a positive/neutral impact upon the conservation area and the listed church and a neutral impact on the other listed buildings in the locality. The development involves conversion rather than redevelopment with only relatively minor alterations to windows, doors and shopfronts, plus new railings at the front of the building. Works to the rear are less visible. Some of the alterations would enhance the existing building, such as the reinstatement of pointed arches to the window heads at first floor level on the East Street frontage and the re-introduction of three pointed arched windows on the currently blank first floor gable on the south side of the building, which would add interest to the Conservation Area.

The elevations of the building will be renovated with the removal of existing render and pebbledash and the addition of a stucco smooth lime render.

The alterations to the shopfront facing East Street, with the addition of bi-fold doors, are considered to be acceptable and will not have an adverse effect on the character or appearance of the building. The addition of such doors will enable the community space to be more accessible and open to the benefit of the vitality of the area.

The loss of the shopfronts in New Road is not considered to be harmful as the existing

openings have little visual merit. They are to be replaced with multi pane windows to reflect the style and appearance of the existing first floor windows on that side of the building. The first floor windows themselves are to be increased from two rows of multi panes to three. The windows are to be timber framed and double glazed. The introduction of enclosed areas in front of the residential units will help to provide a defensible space for the residents and the use of railings will ensure that the means of enclosure is light and not unduly intrusive. Care will need to be taken to ensure that the bin stores proposed for the frontage are not unsightly and details can be reserved by condition. The submitted information suggests they will be housed within timber stores with sedum roofs.

The proposed house on the north side of the building fronting East Street will also have a small front garden enclosed behind railings.

The parts of the building to be demolished are at the rear and are largely not visible from the conservation area and their removal will not have a significant visual impact. The Heritage Assessment considers the demolition of these parts would have a neutral impact. The removal of a projecting element at the east end of the building, which can be glimpsed from New Road, would be considered to have a positive impact given that it currently presents as a broad expanse of “bland brickwork”, the removal of which would bring this part of the building back in line with the main part of the north elevation. A new brick wall will form a new boundary feature at this point.

There are currently three small dormers on the rear roofslope and the proposal includes replacing these with a larger dormer across most of the roofslope. It will sit higher up the roof but will remain below the ridge. The window style in the dormer will match the multi paned style of the existing windows and, despite the increased size, the dormer would be at the rear and would not have a negative impact on the conservation area. The submitted Heritage Statement demonstrates that distant views of the dormer will be possible from Brunswick Road and the side of it will be visible in even more distant views from Shoreham Beach on the south side of the River Adur. However, these views are “*sufficiently distant and broken by intervening buildings*” such that it would not have a negative visual impact. The roof is to be covered in natural slate tiles. Two conservation rooflights are proposed on the roof slope fronting New Road to provide additional daylight to the proposed flats.

The proposal is considered to have far less impact on the Conservation Area than the previous scheme in 2009 as it seeks to retain and convert the existing building only. Overall, the proposal is considered to be a sympathetic scheme which respects and enhances the character and appearance of the existing building. As such, it will also preserve or enhance the conservation area and will not harm the setting of the listed Church. In accordance with paragraph 215 of the NPPF, the development will therefore lead to less than substantial harm to the significance of designated heritage assets when weighed against the public benefits of the proposal, including the provision of 7no. residential units and enhanced community use.

Residential amenity - for proposed dwellings

All of the proposed houses comply with the national space standards. They will have floor areas of between 98sqm and 102sqm while the flats will be 64sqm and 86sqm.

Outdoor amenity space is provided at the front and rear. The rear garden space measures approximately 24 -26sqm and is considered adequate for a town centre location.

A noise assessment was submitted with the application which recommends acoustic glazing and ventilation to the front facade of the proposed flats and House 5 and between the ground floor and the first floor residential dwellings. The Council's Environmental Health Officer (EHO) agrees with the proposed mitigation and recommends the use of mechanical ventilation (MVHR). The applicant's acoustic consultant has responded to advice that they were not initially aware of the building's historic nature and that it may not be practical to install MVHR in the building given its age.

The Council's EHO requires further justification and information on the practicality and ability to install MVHR as the south facing windows could lead to overheating concerns without proper ventilation. The applicant has agreed to a suitably worded condition to allow the insulation and ventilation issues to be considered further.

Residential amenity - effect on existing dwellings

The development is not considered to have a harmful effect on the amenities of existing dwellings. To the east, the building abuts the side of 3 New Road. Part of the rear wall at the east end of the site is to be demolished but this will not affect the house and garden of No. 3 to a harmful degree. No side windows are proposed.

The proposed enlarged rear dormer will face towards the newly converted buildings to the north. There are existing windows in the rear of the application building but the proposed new windows will be larger and will serve bedrooms. There will be an increase in the potential for overlooking therefore. However, the windows will look across the rear of the gardens of the newly converted buildings to the north and will have an oblique more distant view towards the front of the proposed new houses on the land to the rear of New Road. The side of the nearest building to the north is blank above ground floor and no direct overlooking will occur.

Houses opposite to the south in New Road are not considered to be adversely affected. The building is not increasing in height and the existing windows at first floor level are being enlarged by being made a pane taller. The relationship between facing houses is not considered to be detrimental to amenity.

Accessibility and parking

No parking is proposed for the development. The site is in the town centre in a sustainable location, close to the railway station and bus stops. It is considered that any parking demand associated with the development can be met by parking on street or in nearby car parks.

Bicycle storage is proposed for each unit by way of anchored loops in the front garden. Such provision does not appear to be covered and only appears to be suitable for a single bicycle. There is some doubt whether residents will be keen to leave their bicycle at the front of the house and exposed to the rain and alternative means of storage in the rear garden is therefore preferred. The final details can be secured by

condition.

Flood risk and drainage

The site lies in flood zone 1 and is at low risk of flooding. The proposal reduces the building's footprint slightly through demolition of elements at the rear and provides grassed areas at the rear. The proposal will not increase flood risk and surface water will drain to existing sewers with a reduced flow rate compared to existing, due to the increase in permeable surfaces as a result of the proposed gardens. There is no objection to the proposal from the Council's drainage consultants subject to final surface water drainage details being agreed.

Sustainability

An energy report submitted with the application states that the means of heating for the dwellings has not been finalised. The developer wishes to retain some flexibility to use gas or electricity. An assessment has been carried out to use Air Source Heat Pumps (ASHPs) and another to use gas. While the report suggests that both options would be energy efficient, it is considered that the use of ASHPs should be encouraged here. Indeed, the submitted D&A Statement shows the houses as being heated using air source heat pumps delivering an underfloor heating system with the units placed in the rear garden of each house. This would appear to be viable and in the interests of sustainability should be secured by condition.

Affordable Housing

At 7 units, the proposal falls below the threshold for affordable housing provision (10 units) and none is provided.

Ecology and biodiversity net gain

The development is exempt from statutory BNG, being largely a conversion. It does not impact a priority habitat and impacts less than 25sqm of on-site habitat.

A bat scoping report and preliminary ecological appraisal was submitted with the application which found that the existing building has "negligible sustainability to support roosting bats."

Archaeology

An archaeological desk-based assessment has been carried out and submitted with the application. It considers that any surviving archaeological deposits within the site are likely to be of limited scale and impact. Nevertheless, the Council's archaeological adviser has recommended a programme of archaeological monitoring and recording is undertaken to suitably record the presence of and retrieve evidence relating to any archaeological remains present. A condition will be added to this effect.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. 3 year time limit for commencement
3. No groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.
4. The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority
5. Details and location of cycle parking provision to be agreed
6. Details of site set up during construction to be agreed
7. Detailed surface water drainage scheme to be agreed
8. Details of future maintenance and management of sustainable drainage scheme to be agreed
9. Details of materials, railings, windows, doors, rooflights, boundary treatment to be agreed
10. Details of bin stores to be agreed
11. Final details of energy efficiency and sustainability measures and location and type of ASHPs to be agreed
12. Details of sound insulation and ventilation measures, including any external vents, to be agreed
13. Ground floor community centre use to be used as a community hall (Use Class F1 (e) and (f) and F2 (b) only with ancillary Class E (g) (i) office and E (b) sale of hot and cold food and drinks for consumption mostly on the premises).