ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 31st March 2014

The following agenda item has updates to the original Committee report.

AWDM/0149/14 & AWDM/0164/14 – Southwick Community Centre

UPDATES

Adur District Conservation Advisory Group comments received:-

AWDM/0149/14 Refuse: This is felt to be inappropriate & unnecessary. The design is out of character with the building. If applicant feels strongly about the need to promote the main entrance this could be achieved with a more attractive sign of a more traditional nature which would look attractive & blend well with this important building in a conservation area.

AWDM/0164/14 – In view of the foregoing item - Refuse

Retention of Lime tree

Following negotiations with the agent, the Lime tree, an important feature of the site and of pleasing appearing, is no longer intended to be felled. A revised set of drawings have been submitted to show this.

In addition, the agent has agreed for the canopy footings and support for the signage wall, to be hand dug with tree roots, where necessary, severed cleanly. Excavation of the new rainwater drainage from the canopy will be similarly undertaken. The existing drainage runs will not be rerouted, as this will disturb the tree.

Additional supporting information received from agent

The agent has submitted the following background information to the design of the new canopy and foyer refurbishment, summarised below:-

After the AGM in June 2013, the project was explained to the 30 people present, who represent various groups that use the Centre. There were no adverse comments. It was agreed that the location of the entrance needed reinforcing, especially for new members of groups. The three in-house theatre groups also have trouble with members of the audience arriving late because the entrance is hard to locate.

The drawings were displayed in the Foyer for a month, with a notice inviting comments. No adverse comments were received.

1500 people use the centre each month.

OFFICER COMMENTS

Noted. The retention of the Lime tree is welcome and it enables planning approval to be forthcoming as the design of the canopy structure would not, in the opinion of planning officers, be harmful to the special qualities of the identified Heritage Assets.

It is evident from the agent's supporting information that users of the community centre were consulted on the design of the canopy structure.

CHANGES TO RECOMMENDATION

Planning approval be made subject to the imposing of an additional condition ensuring the footings for the canopy and centre support for the signage wall, and excavation for the new rainwater drainage from the canopy, are hand dug – in the interest of preserving the health and longevity of the Lime Tree.

Adur District Council Planning 31.3.14

Subject to the strict compliance with any such condition, the statutory tests for new development in a Conservation Area and to a Listed Building would be satisfied, and the proposal would be compliance with the advice laid out in the companion Practice Guide to the defunct PPS5.