3/4/09
Spk to Chairman on phone & she agreed that p.p. can be issued, with condition 17 appropriately amended. KEM

Application Number: ADC/0573/08

Site: **62/64 New Road, Shoreham-by-Sea BN43 6RB**

Proposal: **Demolition of former tool hire shop (No.64) and erection of new shop with storage under and 3 maisonettes above plus conversion of adjacent west part (No.62) into 2 maisonettes**

Representations received and noted.

Further representations made at the meeting:-

Objector: None
Parish Representative: N/A
Ward Councillor: None
Applicant or Agent / Supporter: None

DECISION –

Subject to the completion of a satisfactory Section 106 Obligation undertaking to pay £2,720 to sustainable transport improvements in the area and £1,000 towards monitoring or modelling the effects on air quality, and subject to the submission of a satisfactory noise assessment to be agreed with Environmental Health Officers, APPROVED for reason that:-

The proposed development is within the built up area and would help meet the need for additional housing and retail provision without detracting from the local environment. It would enhance the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3-6, AB11, AB20, AH2, AH5) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE6, CH4-5, ERA1, DEV1-2, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit);
2. C7Cii (Details of any walls or fences to be approved and implemented) (amended);
3. C8Biv (Parking spaces, cycle spaces and access facilities to be constructed and retained) (amended);
4. C9N (Temporary provision for contractors' vehicles, materials, etc on the site and no works carried out unless provision has been made for the erection of a hoarding adjacent to the highway to ensure the act of construction and building materials used do not impact on the highway and a traffic management plan has been prepared which provides for the management of contractors vehicles, delivery vehicles and works resulting in a restriction of the highway) (amended);
5. C11Ai (Landscaping scheme including existing trees to be approved and implemented and replacement of those that die);
6. C12Aii (External materials for walls, windows, doors and roofs of buildings and dormers to be approved, the roofing material being natural slates and the walls rendered and painted white or cream) (amended);

7. Prior to commencement of works details of proposed balcony screens shall be submitted to and approved by the LPA and the screens shall be installed in accordance with such approved details prior to commencement of occupation of the dwelling unit concerned;
8. C14Aii (Permission relates to amended plans);
9. C14Dii (Archaeological investigation to be agreed and carried out at developer's expense);
10. C14Gi (No external lighting or floodlighting without approval);
11. C14H (Existing buildings shown on plan for demolition to be demolished prior to commencement of new building work) (amended);
12. C16B (Retail unit restricted to use within Class A1 shops);
13. C18K (Provision for waste storage);
14. C18N (Details of drainage to be approved and implemented);
15. C18Ri (Ground contamination investigation);
16. No development shall take place until details of the proposed shopfront design and access has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details. REASON: In the interests of visual amenity and to preserve the special character of the Conservation Area in accordance with policies AB4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan;
17. C17A (sound insulation of properties).