Development Management – Delegated Officer Report

Application Number: AWDM/1821/17 **Recommendation: APPROVE**

Site: **Adur Tidal Walls – Reach W1**

Proposal: **Application to vary condition 16 of previously approved AWDM/1614/15 to allow work to continue in reach W1 except for any work within the car park at Shoreham Fort for which details shall be submitted to and approved by the Local Planning Authority prior to the commencement of development in the car park**

Date of Site Visit: **13 December**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks to vary condition 16 to allow work to continue in reach W1 except for any work within the car park at Shoreham Fort for which details shall be submitted to and approved by the Local Planning Authority prior to the commencement of development in the car park.

Reach W1 is the area from Shoreham Fort to the Sailing Club.

Planning History:

The Tidal Walls scheme was permitted in June 2016 (AWDM/1614/15). There have been 4 subsequent amendment applications approved – 3 non material amendments and 1 variation of condition but none of those consents have related to this reach.

Consultations:

Environmental Health:

There are no adverse EH comments to the amendment of the above planning condition

West Sussex Highways:

This would have no particular highway consequences. As such, there'd be no objection.

Representations:

None received

Relevant Planning Policies:

Adur Local Plan 2017: 15, 29, 35 & 36

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Condition 16 states:

Prior to the commencement of any development in reach W1, full details of all works to the car park at Shoreham Fort shall be submitted to and approved by the Local Planning Authority. The submitted details should include final details of the proposed car park layout, the materials used for the proposed boardwalk, consideration of the removal of vegetation outside of the car park, provision of bike racks, lighting details, information boards, provision for waste, proposed hard and soft landscaping.

***Reason**: To ensure satisfactory works are carried out to the car park which serves the Shoreham Fort Scheduled Ancient Monument.*

The extent of works in reach W1 is much wider than simply the Shoreham Fort Car Park. The details of revised car park layout are still being discussed, but work has already started in the remainder of the reach towards the Sailing Club. This work is clearly independent of any considerations relating to the Fort Car Park and to that end there is no objection to the variation of the condition to allow works to continue in the remainder of the reach.

Recommendation: APPROVE

Amend Condition 16 to read:

Prior to the commencement of any works to the car park at Shoreham Fort full details of all works shall be submitted to and approved by the Local Planning Authority. The submitted details should include final details of the proposed car park layout, the materials used for the proposed boardwalk, consideration of the removal of vegetation outside of the car park, provision of bike racks, lighting details, information boards, provision for waste, proposed hard and soft landscaping.

***Reason**: To ensure satisfactory works are carried out to the car park which serves the Shoreham Fort Scheduled Ancient Monument.*

Is recommendation contrary to letter(s) of representation? N

Case Officer: [redacted] Date: 10 January 2018

Authorised by: [redacted] Date: 11th January 2018.