Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL PLANNING DIVISION

PLAN No. A04015B

19 AUG 2008

RECEIVED

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Peter | Surname: Davies

Company name: Shoreham Port Authority

Street address: Nautilus House
90 - 100 Albion Street
Southwick
Town/City: Brighton
County:
Country: England
Postcode: BN42 4ED

	Country Code	National Number	Extension Number
Telephone number:		01273 598127	
Mobile number:			
Fax number:			

Email address: pdavies@shoreham-port.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Boundary Fence

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 | Suffix:
House name:
Street address:
Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 523410
Northing: 104565

Description:

Former Watch Tower
Shoreham Fort
Shoreham Beach

ADUR D.C.
CHIEF EXECUTIVES DEPARTMENT
19 AUG 2008

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Adrian Surname: Ridsdale-Smith

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

About type and height of railings

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) *Yes* (●) *No*

Are there any new public roads to be provided within the site? ( ) *Yes* (●) *No*

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes ( ) No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) *Yes* ( ) *No*

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (●) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Black painted metal railings

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (●) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Plans and design and access statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No ( ) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ◯ Yes ◯ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ◯ Yes ◯ No

Will the proposal increase the flood risk elsewhere? ◯ Yes ◯ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◯ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◯ No

c) Features of geological conservation importance

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◯ No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? ◯ Yes ◯ No

If Yes, please describe the last use of the site:

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated? ◯ Yes ◉ No

Land where contamination is suspected for all or part of the site? ◯ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ◯ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◯ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◯ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◯ Yes ◯ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

18. Residential Units

Does your proposal include the gain or loss of residential units? ◯ Yes ◯ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◯ Yes ◯ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross *internal floorspace* to be lost by change of use or demolition (square metres)	Total gross new *internal floorspace* proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

19. All Types of Development: Non-residential Floorspace (continued)

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 196 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ○ No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)

Please give maximum annual operational throughput of the following waste streams:

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ○ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Peter Surname: Davies

Person role: Applicant Declaration date: 15.08.2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Peter Surname: Davies

Person role: Applicant Declaration date: 15.08.2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 15.08.2008

PLANNING DIVISION
PLAN No. AA/0415/08
DATE RECEIVED 19 AUG 2008

Proposed boundary fencing at former Watch Tower

Design and Access Statement

The Development

Planning permission was granted in January 2008 for a change of use and refurbishment of the former watch tower at Shoreham Fort. The works are complete apart from the boundary fence which requires a separate application. The building is now leased to the National Coastwatch Institution to provide a watch service for the Shoreham area. They provide a valuable service on a voluntary basis in support of the coast guard.

Proposal – New Fencing

It is proposed to erect new fencing along the southern, western and northern boundaries of the site, with a pedestrian gate in the fence on the northern boundary.

Existing chain link fencing along the top of the breakwater will be used as the eastern boundary fence.

Need for the Fencing

The primary reason for the fence is for crime prevention. The building has been a target for graffiti and criminal damage in the past and with the recent refurbishment and now storage of expensive equipment by NCI it is important there is proper security.

Type of fencing

The chosen type of fencing is black painted metal railings, which will complement the newly refurbished tower and not be out of keeping with the fort.

The black railings will fit well with the white painted tower and at the same time fit with the brick built fort. Black is often the chosen colour for fencing on historic sites and is also proposed for the new hand rails that are likely to be installed on part of the fort to improve safety.

Design and Scale of Fencing in relation to the surrounding area

Probably the most important view towards the site will be from the west. The location of the fencing on the western boundary will be below the shingle embankment and therefore will only be partly seen from the west.

The use of railings rather than close boarded fencing, allowing a view through them, will not only increase security, but also reduce the impact of the fence on the views across the harbour mouth.

The height of the railings at 2 metres is a compromise between achieving good security (the Port Authority normally erects 2.4 metre security fencing) and not being overbearing in what is a prominent location close to an ancient monument.

There are no residential properties close to the site and the long distance views from such places as Kingston Beach to the north will not be adversely affected.

English Heritage are satisfied that the proposal does not impact on the ancient monument.

Peter Davies FIED MRTPI
Development Director
Shoreham Port Authority

12 August 08

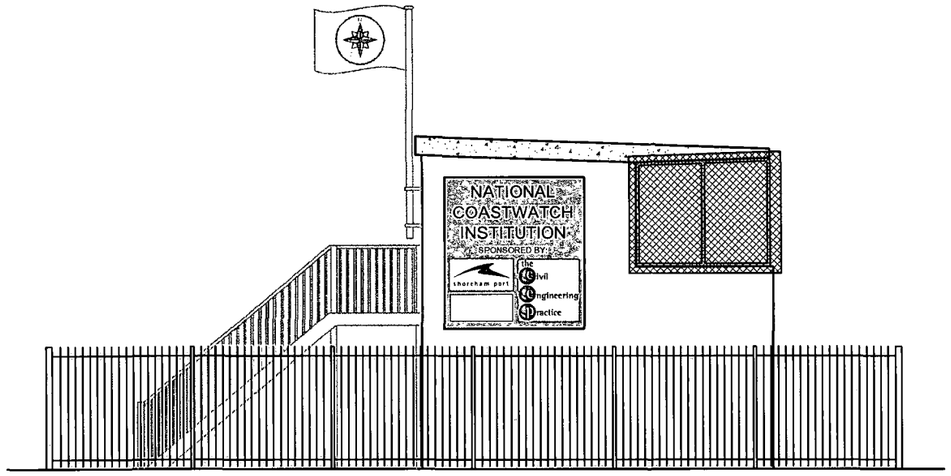
NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

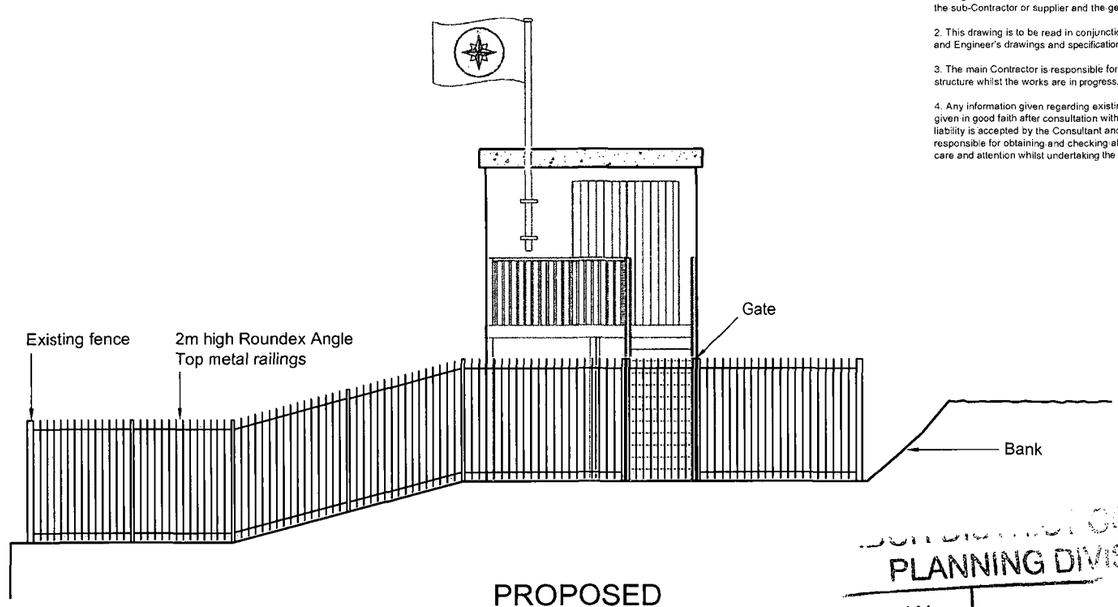
2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

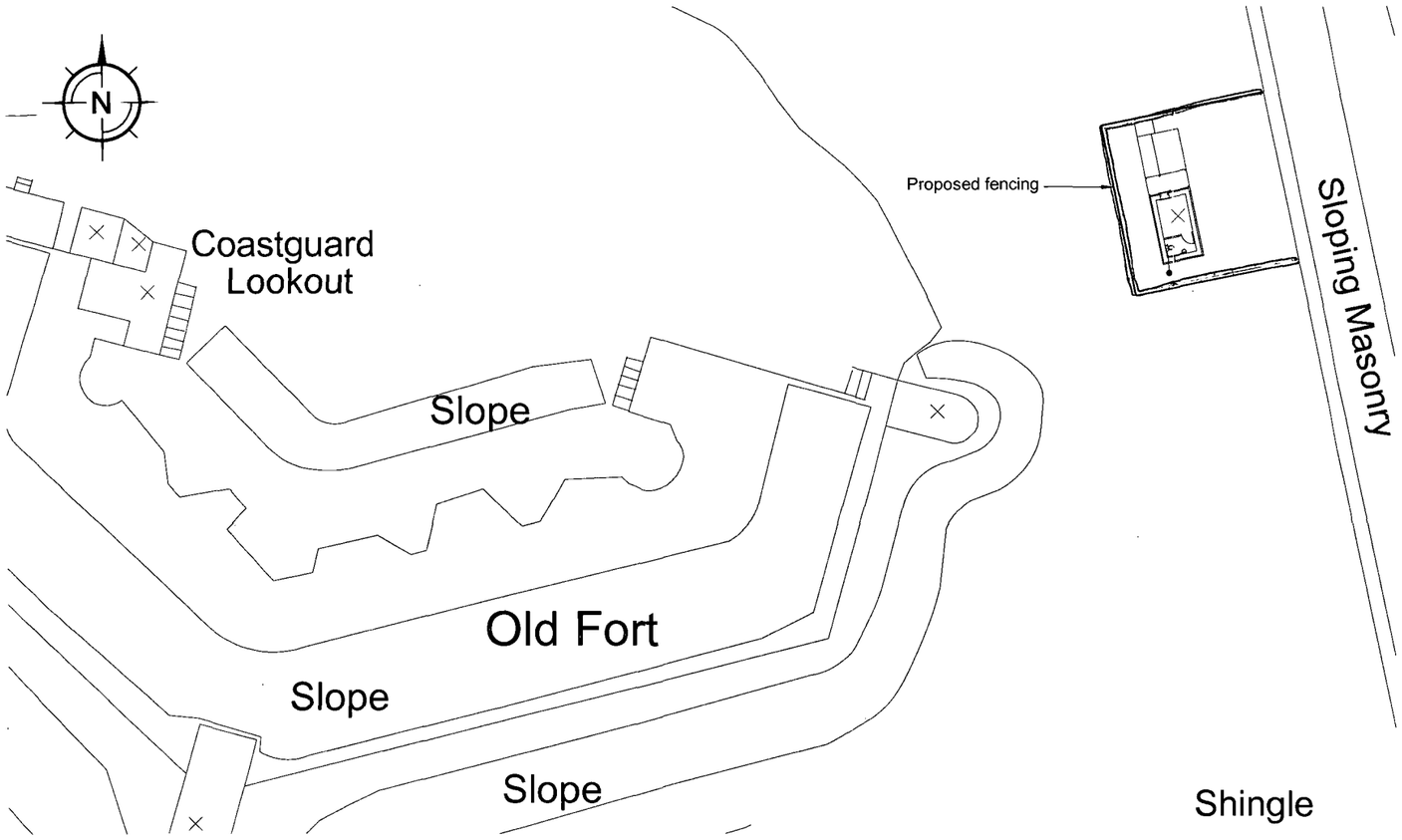


PROPOSED
WEST ELEVATION
(Scale 1:100)



PROPOSED
NORTH ELEVATION
(Scale 1:100)

PLANNING DIVISION
PLAN No. Ad6415/08
DATE RECEIVED 19 AUG 2008



LOCATION PLAN
(Scale 1:500)

REV	DATE	INT	DESCRIPTION	CHK

Issue Status

11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
Tel: 01273 424424
Fax:01273 424425
email: design@civil.co.uk

the Civil Engineering Practice

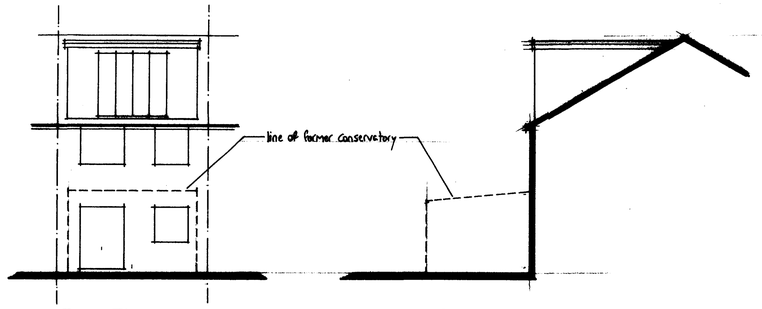
CLIENT: Shoreham Port

PROJECT: Watch Tower Project for National Coastwatch Institution

TITLE: Proposed Boundary Fencing

DRAWN	DATE	PROJECT NO.
M Pacifico	July 2008	21447
ENGINEER	CHECKED	DRG. No. / REV.
S Magowan	SRM	28

SCALE: 1:100 @ A3



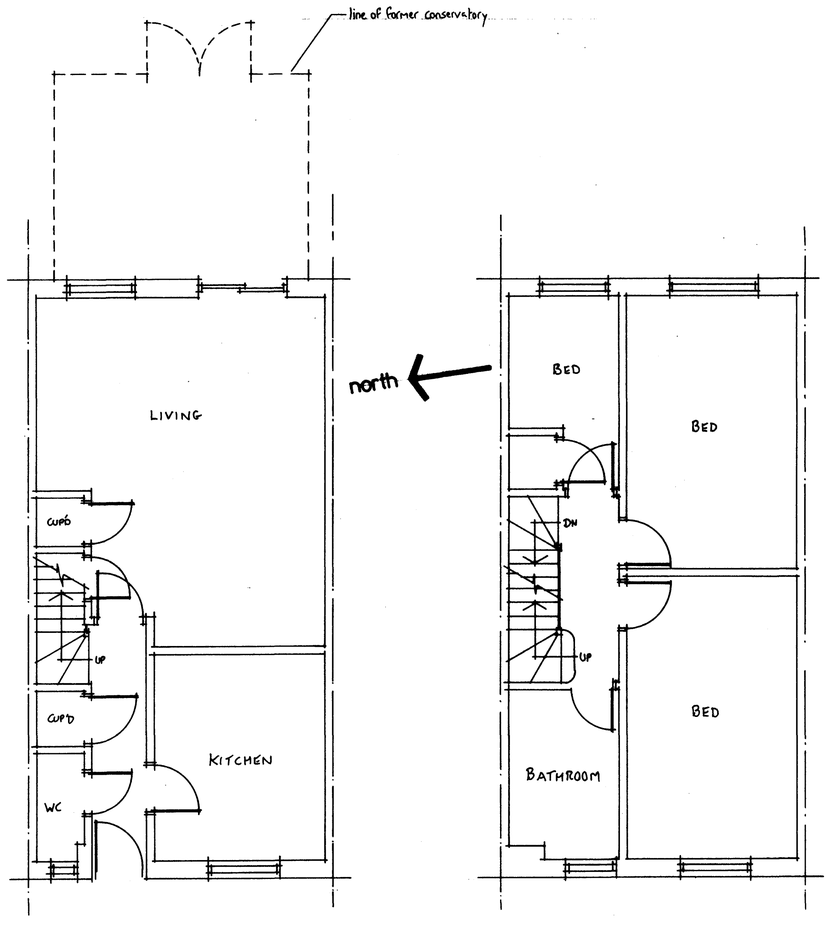
Rear Elevation

Side Elevation

SCALE 1:50 0 1 2 3 4 5 6 7 8 9 10

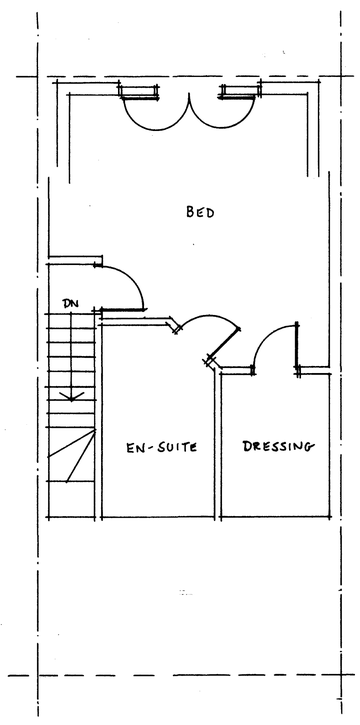
A1 PAPER SIZE

SCALE 1:100 0 1 2 3 4 5 6 7 8 9 10



Ground Floor Plan

First Floor Plan



Second Floor Plan

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 0810/1103
DATE RECEIVED 19 AUG 2008

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Insite Planning Ltd
5 Beechwood Avenue
Brighton, East Sussex
BN1 8ED
Tel: 01273 558118

Client:

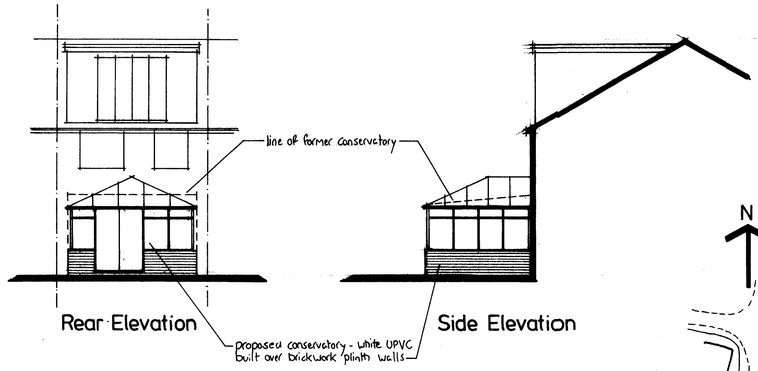
Job:

15 Dolphin Mews
Shoreham

Existing Floor Plans and Elevations

Date: 28.7.08 Scale: 1:50, 1:100

Drawing No. 1178/1257



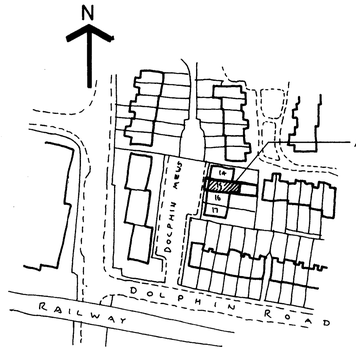
Rear Elevation

Side Elevation

SCALE 1:50 0 1 2 3 4 5 6 7 8 9 10

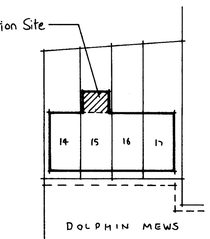
A1 PAPER SIZE

SCALE 1:100 0 1 2 3 4 5 6 7 8 9 10



Location Plan 1:1250

SCALE 1:1250 0 10 20 30 40 50



Block Plan 1:500

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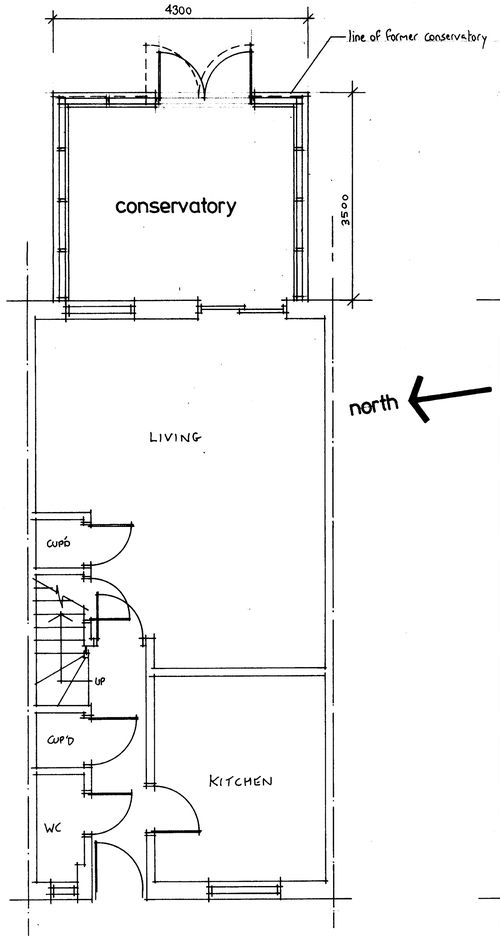
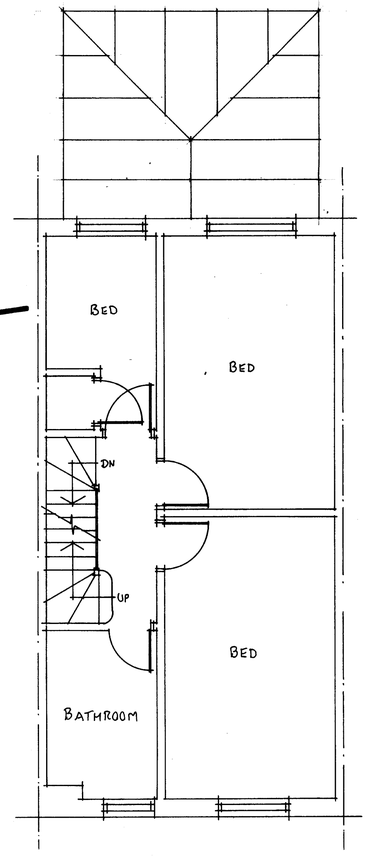
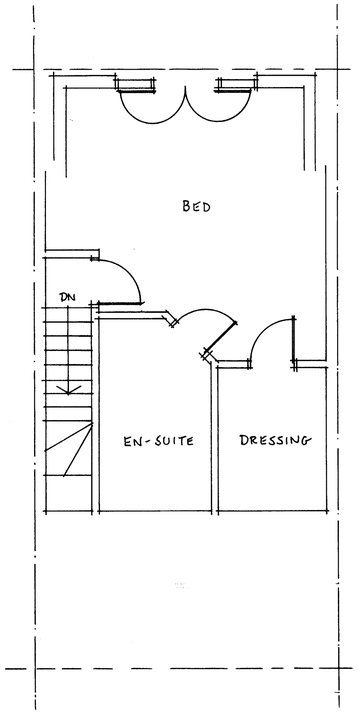


Ground Floor Plan

north



First Floor Plan



Second Floor Plan

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0003
DATE RECEIVED 19 AUG 2008

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Insite Planning Ltd
5 Beechwood Avenue
Brighton, East Sussex
BN1 8ED
Tel: 01273 558118

Client:

Job:

15 Dolphin Mews
Shoreham

Proposed Conservatory

Date: 6.8.08 **Scale:** 1:50, 1:100

Drawing No. 1178/1258