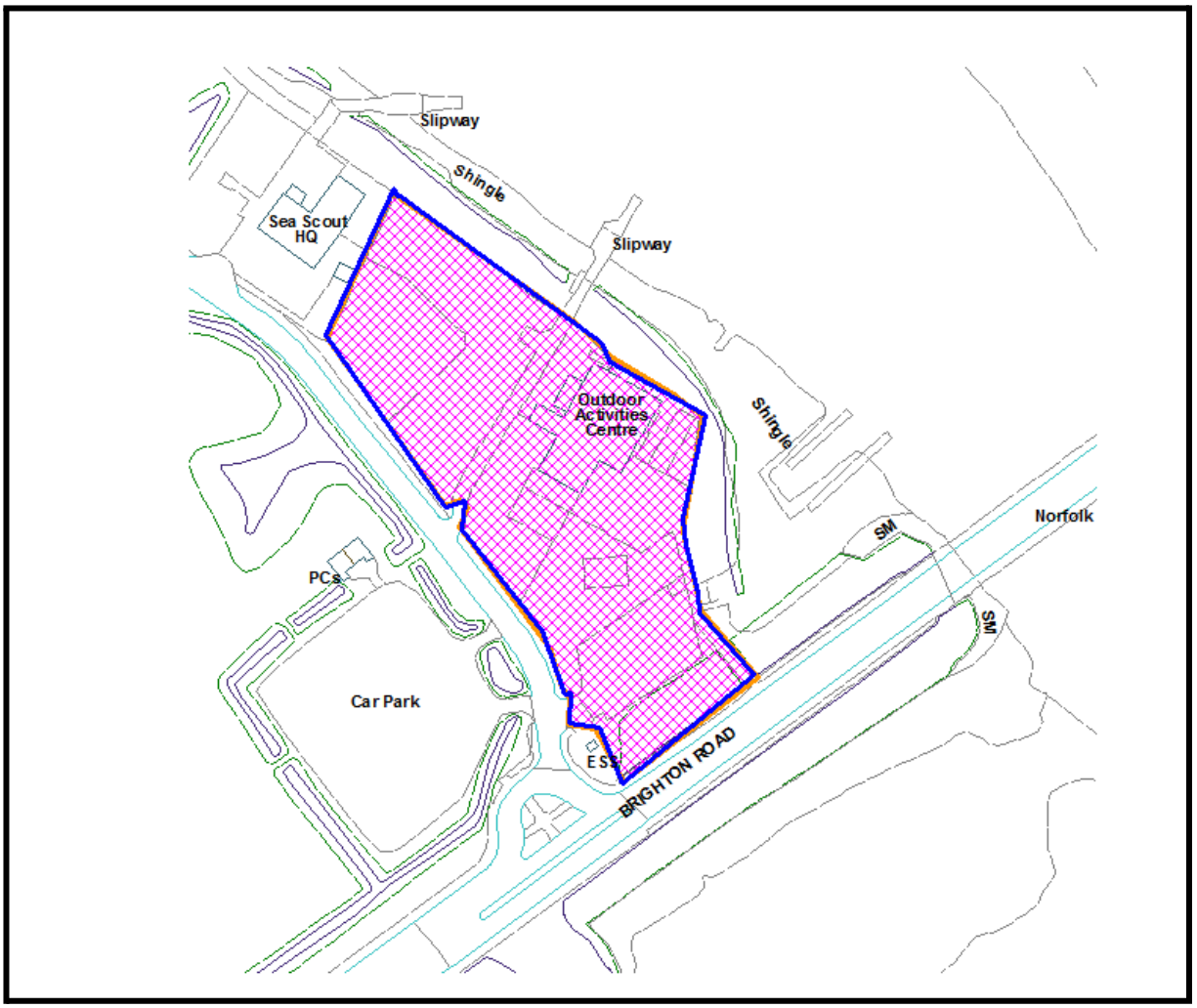
Application Number:	**AWDM/0950/25**	**Recommendation - APPROVAL**
Site:	**Adur Outdoor Activities Centre, Brighton Road Shoreham.**	
Proposal:	**Replace painted wooden cladding with anthracite grey uPVC cladding on external walls of the climbing wall building. Replace rotten wooden balcony deck with composite decking boards. Relocate converted container unit, used as a 'snack shack', to south side.**	
Applicant:	Mr S Whitmore	Ward: Marine
Agent:		
Case Officer:	M. O'Keeffe	



Not to Scale

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Proposal, Site and Surroundings

The application relates to a purpose built sports and outdoor pursuits facility which sits immediately to the west of the River Adur, east of the Adur Recreation Ground, opposite Ropetackle and to the north of the A259 Brighton Road. It is currently permanently closed.

Made up of 2 two storey buildings linked by a single storey addition the site also includes open recreational land to the rear, north west side, and car parking at the front.

The site sits in land designated as Countryside with the river designated as a Site of Special Scientific Interest. It is in EA flood zones 2 and 3. Shoreham conservation area runs east of Brighton Road and north of the High Street. There are no protected trees on the site.

Permission is sought to refurbish the buildings. Existing wooden cladding on the first floor of the pitched roof climbing wall building is to be replaced in anthracite grey uPVC. Existing timber first floor decking overlooking the water is to be replaced in composite light grey slabs.

An existing converted shipping container acts as an external kitchen and snack shack. It is currently located at the rear of the building but permission is sought to move it to the front, closer to Brighton Road, and for it to be available for use by all centre users and the general public. It is to be run by staff from the centre. Proposed centre opening hours are 0800 to 2200 Monday to Saturday and 0900 to 1700 on Sundays.

Access to the site is either from the car park or pedestrian access exists off the bridge. Vehicle access to the adjoining slipway is also through the car park.

This application is before committee as the site is Council owned. The applicant has been awarded the lease following a tender process.

Relevant Planning History

AWDM/0690/13 -.Provision of three storage containers. Granted (Temporary permission).

Consultations

The ***Environmental Health*** officer has no objection.

Environment Agency: *No objection.*

WSP: Drainage consultant : No objection.

Highways: *Having reviewed the submitted application documents, such proposals are not anticipated to adversely impact highway safety. Access and parking arrangements will remain unchanged. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in*

'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations

None received (site notice expires 27/8).

Relevant Planning Policies and Guidance
Adur Local Plan 2017
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
Shoreham Harbour Joint Area Action Plan 2019
'A Strategy for Shoreham Renaissance' (ADC 2006)
National Planning Policy Framework (December 2024)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

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.

Planning Assessment

Principle

The principle of facilitating the re-opening this leisure facility for community purposes is supported in principle. Main issues are impacts on visual amenity and impacts on neighbour amenity in terms of more general use of the relocated 'snack shack'.

Visual amenity

The use of anthracite grey uPVC cladding to replace the rotten timber cladding on the larger building is acceptable. Replacing the balcony deck with composite decking boards is also acceptable. It is not considered that either will be harmful to general visual amenity.

The snack shack container is one of three containers at the rear of the building. They are likely to be those granted a temporary 3 year permission in 2013. Having likely been in situ for 10 years they are immune from enforcement action now.

Relocating the container to the front of the building is also acceptable in visual terms. It is to be positioned inside the pedestrian entrance off of the bridge on an area of hardstanding. It will not interfere with access to the building or the slipway as it is within the site boundary behind the site fencing. It will not be very apparent for the Brighton Road as it is at a lower level.

Neighbour amenity

There are no immediate residential neighbours. The nearest neighbours are in Ropetackle on the other side of the water. The hours of use will not result in harm.

Flood risk

The proposal does not require a flood risk assessment as it does not increase flood risk. It is for minor works only including the resiting of an existing container with a floor area of less than 250sqm. It is acceptable to the Environment Agency.

Ecology

There is no anticipated impact on the river, a designated Site of Special Scientific Interest.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans.
2. Snack shack hours of use - 0800 to 220 Monday to Saturday, 0900 to 1700 Sundays