Development Management – Delegated Officer Report

Application Number: AWDM/1635/24 Recommendation: APPROVE

Site: Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing (New Monks Farm development)

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0021/22. Amendment: Alterations to lift shaft to block openings and remove lift mechanisms.

Date of Site Visit: N/A

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This non material amendment seeks alterations to the approved lift shafts in blocks G, H1, H2, H3, J and K of the New Monks Farm development. The need for the alterations has arisen as a result of Saxon Weald taking on 46 of the proposed affordable housing units on site. As part of this agreement, Saxon Weald has requested that the proposed lifts within the apartment blocks are removed to avoid future service/maintenance liabilities. The lift shafts themselves will still be constructed as per the approved plans, but the mechanism itself will not be installed and the openings boarded over.

The development is currently under construction although progress on these particular blocks was delayed while an affordable housing provider was sought.

Planning History:

AWDM/0021/22: Erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 dwellings (AWDM/0961/17).

Consultations:

No comments received

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (December 2024)

Planning Assessment

The application is for a non material amendment to the existing permission. It was originally suggested that the lift shafts would not be constructed at all and therefore because of the change to the approved internal layout of the building, it was suggested that a non material application should be submitted for consideration. Subsequently, it has emerged that the lift shafts will still be constructed but the lift mechanism itself will not be completed and the openings to the lifts boarded over. No external changes have been proposed in either scheme.

The proposed alterations have been made at the request of the affordable housing provider, Saxon Weald. There had been some difficulty in securing an affordable housing provider for any of the proposed units on the site and therefore the applicant is keen to facilitate the requested change so that the affordable housing provider can proceed with the units.

In planning terms, it is not considered that the proposed alterations are material and indeed as the lift shafts themselves are still being constructed, it does not prevent them becoming operational at a later date if required. It is therefore considered that the proposal is acceptable.

APPROVE

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation N

Case Officer:	Gary Peck	Date: 6 January 2025
Authorised by:	Stephen Cantwell	Date: 6 January 2025