Development Management – Delegated Officer Report

Application Number: AWDM/1063/23 Recommendation: Approve

Site: Southlands Hospital, Upper Shoreham Road, Shoreham-by-sea

Proposal: Proposed 6m high flag pole

Date of Site Visit: 3 August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

It is proposed to install a 6m tall flag pole at Southlands Hospital as part of a small memorial garden that is proposed to be created in the existing soft landscaped areas adjacent to the car park on the western boundary of the site. This will be managed by the Blind Veterans and will fly the Union Jack.

There is a relatively new residential development to the west on land which formerly was part of the larger Southlands Hospital complex.

Planning History:

Numerous applications for hospital-related development.

Consultations:

None

Representations

1 letter received from the occupier of Flat 13, Longstaff House:

- Do not object in principle but the flag will be directly in view from my windows
- No indication of what flag will be displayed or why it needs to be 6m high

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Planning Assessment

The flagpole will be positioned in a corner of the car park and will be more than 45m from Upper Shoreham Road and on lower ground. At 6m high, the flagpole will be visible, especially from Longshore Drive and the properties to the west. However, the flying of the national flag is not likely to cause a loss of amenity to the area. There are no reasonable grounds to resist this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation Y

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.

Case Officer: Peter Barnett Date: 29 August 2023

Authorised by: Gary Peck Date: 29 August 2023