Development Management – Delegated Officer Report

Application Number: AWDM/1492/18 Recommendation: APPROVE

Site: **Reaches W4 and W5, Adur Tidal Walls scheme**

Proposal: **Non-material Amendment to approved AWDM/1614/15 to change the proposed handrail in Reaches W4 and W5 (re-submission of AWDM/1214/18).**

Date of Site Visit: **29 October**

Neighbours Checked: N/A – although consultation was undertaken outside of the proposal with neighbours via the applicant.

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material minor amendment (NMA) for proposed changes to the handrail at reaches W4 and W5. The proposed changes were submitted further to a previous non material amendment application which was withdrawn: the previous application proposed that the handrail will be constructed of powder coated steel to Marine Grade specifications.

Following further discussions with stakeholders, additional intermediate rails are proposed and the finish is now proposed as a brushed finish grade 316 stainless steel material.

Planning History:

Planning permission was granted for the main scheme under reference AWDM/1614/15. Subsequently, 4 non material amendment applications have been approved, although none relating to these reaches, as well as 3 Section 73 applications for amendments to the approved scheme, two of which did relate reach W5 and were granted permission under references AWDM/1491/17 and AWDM/1940/17. A fourth Section 73 application, unrelated to these reaches, is currently under consideration (AWDM/1321/18)

Consultations:

No comments received

Representations:

No comments received

Relevant Planning Policies:

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

National Planning Policy Framework (CLG 2018)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Government guidance states:

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96a of the Town and Country Planning Act 1990.

The proposed alterations in themselves are quite minor, but concerns have previously been raised from nearby residents, most recently during the withdrawn non material amendment application. Further discussion has therefore taken place prior to this application being submitted and the concerns of local residents resolved.

It is considered that the introduction of intermediate rails have satisfied concerns regarding safety while the bruised finish grade 316 stainless steel material is of a sufficient standard to ensure that the visual quality of the scheme is maintained. The revisions are therefore considered as acceptable and can appropriately be dealt with under the non material amendment procedure.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Reach W5 Riverbank Reach (Typical Upstand Wall) drawing number IMSO000648-MMC-01-W5-DR-C-2934-P05 received 27 September 2018

Stanchion Post Details drawing number IMSO000648-MMC-01-W5-DR-C-2936-P04 received 27 September 2018

East Tie-in drawing number IMSO000648-MMC-01-W5-DR-C-2938-P05 received 27 September 2018

West Tie-in drawing number IMSO000648-MMC-01-W5-DR-C-2939-P04 received 27 September 2018

Reach W4 – Ferry Bridge (Area of Interest 2) drawing number IMSO000648-MMC-01-W4-DR-C-2434-P08 received 27 September 2018

Reach W4 Ferry Bridge (Sheet 1) Sections & Details drawing number IMSO000648-MMC-01-W4-DR-C-2435-P10 received 27 September 2018

Reach W4 Ferry Bridge (Sheet 2) Sections & Details drawing number IMSO000648-MMC-01-W4-DR-C-2436-P08 received 27 September 2018

Reach W4 Ferry Bridge (Sheet 3) Sections & Details drawing number IMSO000648-MMC-01-W4-DR-C-2437-P08 received 27 September 2018

Type E Guardrail Proposed Design Change Details drawing number 5000_SP_225 Rev C

existing planning permission AWDM/1614/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Numbers:

Typical Upstand Wall IMSO000648-MMC-01-W5-DR-C-2934 C03 received 15 December 2017

Stanchion Post Details IMSO000648-MMC-01-W5-DR-C-2936 C02 received 15 December 2017

Area of Interest 2 MMD-339663-C-DR-01-W4-2434 P06 received 12 January 2016

Sections & Details Sheet 1 MMD-339663-C-DR-01-W4-2435 P05 received 12 January 2016

Sections & Details Sheet 2 MMD-339663-C-DR-01-W4-2436 P05 received 12 January 2016

Sections & Details Sheet 3 MMD-339663-C-DR-01-W4-2437 P04 received 2 November 2015

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

Case Officer: G Peck Date: 6/11/2018

Authorised by: Date: 6/11/2018