

**Minutes of a Meeting of the
Planning Committee
17 September 2014
at 6.30 pm**

Councillor Joan Bradley (Chairman)
Councillor Vicky Vaughan (Vice-Chairman)

Councillor Michael Cloake	Councillor Edward Crouch
Councillor Diane Guest	Councillor Kevin Jenkins
Councillor Hazel Thorpe	Councillor Michael Donin

** Absent

Officers: Head of Strategic Planning & Economic Development, Major Projects Officer, Senior Solicitor and Democratic Services Officer

WBC-PC/016/14-15 Declarations of Interest / Substitute Members

Councillor Kevin Jenkins declared an interest in application number AWDM/0645/14 (Land South of Northbrook College, Broadwater Road, Worthing) as a Member of the Trust of the Academy, Worthing High School.

Councillor Hazel Thorpe also declared an interest in application AWDM/0645/14, as a Governor for Worthing College.

Councillor Michael Cloake declared an interest in application number AWDM/0645/14 and application number AWDM/1016/14 (Multi Storey Car Park, Railway Approach, Worthing) as a County Councillor.

WBC-PC/017/14-15 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 20 August 2014 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/018/14-15 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/019/14-15 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/020/14-15 Public Question Time

There were no questions raised under Public Question Time.

This Committee report sought Planning Committee approval to change the street name and numbering of 5 properties in Longlands (numbers 1C to 1G) to 1-5 Longlands Grove. This change had been requested by the land owners and property owners of 1C to 1G, Worthing.

The Head of Strategic Planning and Economic Development advised that due to various changes to the Council's structure, the Street Naming and Numbering Team had transferred to the Development Management Team from Technical Services. Under the current Constitution/Scheme of Delegation when requests were made to change the name of a street consultation should be undertaken with the Planning Committee.

The Executive Head of Strategic Planning and Economic Development advised Officers had sympathy with the property/land owners, and had consulted with Royal Mail who had no problem with the re-naming proposal.

Decision

The Planning Committee supported the residents' request to re-name properties 1C-1G Longlands to 1-5 Longlands Grove.

The meeting ended at 8.00 pm

Application Number: AWDM/0645/14

Site: Northbrook College, Broadwater Road, Worthing

Proposal: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the construction of a new build 900 student Secondary School.

The Major Projects Officer gave a presentation to Members on this application. He advised the applicant was the County Council and that the new school would be a secondary school and an Academy.

The Officer advised the County Council had stated that the site was to accommodate a new 11-16 secondary school for 900 students and around 100 FTE staff with the required teaching, and learning spaces, a new entrance for vehicles to Broadwater Road, car parking and play areas. The Officer also referred to the use of the Manor Sports Ground, opposite the application site, as a possible opportunity to provide playing fields for school sports.

The Major Projects Officer referred to the Queen Street car park which could provide space for pupil drop-off and pick-up, but that this was not within the identified application site. He advised the Members that the car park was owned by Worthing Borough Council. There were concerns regarding the use of Queen Street as a dropping off point as it is currently used by the Church Centre and nursery, Caffyns and local residents, mainly for overnight parking. He advised Officers would prefer the Queen Street car park be used primarily for staff to limit the two way movements within the street.

The Officer advised the proposal included the formation of a Puffin controlled pedestrian crossing school access and north of the Queen Street junction to serve the school but could also facilitate regular access to the Manor Sports Ground.

In addition, the scheme would include a multi-use games area in the south west corner of the site. There would also be a staff car park in front of sports hall containing 51 spaces with landscaping and new vehicle access.

The Officer also referred to supporting statements from the County Council, and consultations, which included Environmental Health and the Councils' Arboriculturist, together with five letters of representations submitted from residents in Queen Street.

Following the presentation, the Committee raised a number of queries which were discussed and answered by the Officers.

There was one further representation at the meeting:-

Objector: Catherine Bourne

The Planning Committee expressed concern about the safety of children getting to and from the site and that a number of matters with the planning application had not been satisfactorily resolved.

Decision

The recommendation that the Committee raised no objection to the application subject to West Sussex County Council resolving a number of outstanding concerns was **AGREED** subject to the following additional matters being resolved by the County Council:

- i. That the County Council should provide a pedestrian bridge from the site across to the Manor ground when funds are available and,
- ii. If the Queen Street car Park is incorporated into the Academy site, its use by residents and businesses outside of school hours should be given serious consideration to address on street parking issues.

The County Council should also be advised that there would be some benefit to set the fence line back along the frontage of the site (onto Broadwater Road) to provide additional space to pedestrians and cyclists in the interest of safety.

Also included are the following requirements to be satisfactorily addressed by West Sussex County Council -

1. A demonstration that sufficient areas are available on a regular and permanent basis for outdoor formal and informal recreation to meet the normal standards for a secondary school of 900 students
2. The application is amended to incorporate Queen Street car park into the application site and the bellmouth access into the car park is improved. Ideally this car park should only be used for staff and visitor parking and not as a dropping off facility.
3. An agreement to share the use of appropriate school facilities with the local community where reasonably possible
4. The installation of appropriate controls and levels of sound insulation in relation to the sports hall to protect the residential amenities of the area from associated noise and activities
5. The setting of appropriate maximum noise levels from the MUGA and any installed mechanical equipment within the site sufficient to protect the residential amenities of the area
6. The imposition of reasonable opening times for the teaching block and sports hall, and, the specific use of the MUGA shall be restricted to the hours between 09:00 and 18:00 on Mondays to Fridays and between 09:00 and 17:00 on Saturdays and at no other times in order to protect the residential amenities of the area
7. No installation of floodlights for the MUGA without the submission of a planning application (following appropriate consultation and engagement with local residents)

8. The teaching block and sports hall should not be open for use unless a working Puffin crossing has been installed in Broadwater Road to the satisfaction of the Local Highway Authority
9. The teaching block and sports hall should not be used until there is an appropriate travel plan in place
10. The teaching block and sports hall should not be used until the areas in Broadwater Road identified as a dropping off and picking up areas has been properly laid out and marked out with clearly defined waiting, passing and circulatory areas sufficient to meet demand in order to avoid waiting vehicles queuing on the adjoining entry roads
11. The teaching block and sports hall should not be open for use until the car parking and cycle storage facilities are provided in accordance with the appropriate standards to the satisfaction of the Local Highway Authority
12. The maximum provision of sustainable energy efficient systems should be provided within the natural constraints of the site and the viability of the development
13. The implementation of the soft landscaping proposals as submitted but with changes to proposed tree planting as recommended by the Borough's arboriculturist
14. A critical reassessment of the materials and finishes for the sports hall
15. Further investigation of the site for ground contamination sources
16. The preparation and implementation of an air quality measures emissions mitigation assessment
17. Liaison with Worthing College and Northbrook College to share the school bus from Grove Lodge roundabout to the town centre

Application Number: AWDM/1016/14	
Site:	Public Conveniences, Multi Storey Car Park, Railway Approach, Worthing
Proposal:	Conversion of disused public toilet block (Teville Gate Car Park) into temporary dog kennels to house stray dogs.

The applicant was Adur & Worthing Councils and the Officer's recommendation was for approval.

The Chair advised the Committee that Gary Cushing, the Environmental Health Manager (Domestic and Pollution), and Keith Walder, the Pest Control/Dog Warden Team Supervisor, had attended the meeting to answer any of the Committee Members' questions regarding this application.

The Head of Strategic Planning & Economic Development gave the Committee Members a brief outline of this planning application.

The application site was located on the ground floor of a Multi Storey car park building at the easterly end of the Railway Approach. The site comprised a set of disused toilets which overlooked an open car park to the south and Teville Gate. Planning permission was sought for the conversion of the toilet block into temporary dog kennels to house stray dogs for a period of two years from 1 October to 30 September 2016.

The Members raised a number of queries, which included:

- *Was the toilet block large enough and how long would the stray dogs stay?*
The Dog Warden felt the block was large enough to house up to eight dogs and said the dogs would be kept for as little time as possible
- *Was there access to a vet?*
The team worked closely with Grove Lodge and dogs were checked by them before being taken into the kennels
- *Was the site secure?*
The Environmental Health Manager advised there was a 24 hour helpline, panic buttons and external CCTV.
- *Was this site right? Could noise be an issue?*
The Environmental Health Manager said site may not be ideal but under the circumstances the best solution. There were also very few residential properties closeby and measures were in place to reduce the likelihood of noise breakout from the kennels

Decision

APPROVED

Subject to Conditions:-

1. The use of the site hereby permitted as dog kennels shall be discontinued permanently on or before the expiration of the period ending on 30th September 2016.

Reason: *In order not to prejudice consideration of future proposals for the area and to enable the Local Planning Authority to review the special circumstances under which this permission is granted.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Title: Location Plan, Received on 17th July 2014.

Title: Block Plan & Parking Provision, Received on 17th July 2014.

Title: Existing Ground Floor Layout Plan, Received on 17th July 2014.

Title: Proposed Ground Floor Layout Plan, Received on 17th July 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to the commencement of use of the building as dog kennels, a proposed southerly elevation drawing and details (including the colour, finishes and acoustic properties) of the acoustic mineral boards and amour flex panes shall be submitted to and approved in writing by the Local Planning Authority. The amour glass and acoustic boards shall then be installed in accordance with the approved details prior to the commencement of use of the building as dog kennels.

Reason: *To provide further sound proofing to the building and protect the amenity of occupiers of neighbouring residential properties within proximity of the site.*

4. Prior to the commencement of use of the building as dog kennels, details of the mechanical fresh air supply, the acoustically absorbent tiles lining the air gap between the replacement amour flex panes of glass/perspex and the rubber seals to be fitted to the existing wooden doors shall be submitted to and approved in writing by the Local Planning Authority. The mechanical fresh air supply, tiles and door seals shall then be installed in accordance with the approved details prior to the commencement of use of the site as dog kennels.

Reason: *To provide further sound proofing to the building and protect the amenity of occupiers of neighbouring residential properties within proximity of the site.*

5. The internal and external wooden doors shall remain closed at all times in conjunction with the development hereby approved except for access and egress into the dog kennels.

Reason: *To provide further sound proofing to the building and to protect the amenity of occupiers of neighbouring residential properties within proximity of the site.*

Application Number: AWDM/0885/14

Site: **Glaxo Smithkline Southdownview Way Worthing West Sussex**

Proposal: Outline planning for demolition of office and welfare building facilities and installation of new building to provide offices and welfare facilities up to 3 storeys tall. (Scale, layout, appearance, landscaping and access reserved).

This application was recommended for approval.

A brief outline of this application was given to Committee Members.

Decision

Approved, subject to the following conditions:

1. Reserve scale, layout, landscaping, access and design.
2. Implement within prescribed period
3. Build in accordance with approved plans
4. Investigate and remediate as necessary land contamination as recommended by Environmental Health Officer.
5. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Comply with Flood Risk Assessment.
6. Submit and approve details of foul and surface water drainage.
7. Submit and agree construction management plan including dust suppression.
8. Limit construction hours to between 7 am to 6pm
9. Submit and agree external materials.
10. Maximum height no greater than 10 ms and maximum footprint of 25ms x 35 ms.
11. Details of external plant and machinery.
12. Build to BREEAM Very Good Standard and provide details of necessary micro renewable energy generation
13. Agree and provide parking

Informative on demolition of asbestos cement clad buildings and potential health risk to construction and GSK workers, and the public at large