

**Minutes of a meeting of the
Planning Committee
12 November 2014
at 6.30 pm**

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

Councillor Michael Cloake
Councillor James Doyle
Councillor Kevin Jenkins

Councillor Edward Crouch
Councillor Diane Guest
Councillor Hazel Thorpe

** Absent

Officers: Head of Planning and Regeneration, Planning Services Manager,
Solicitor and Democratic Services Officer.

Before the commencement of the meeting, the Chairman welcomed Councillor James Doyle back on the Planning Committee.

WBC-PC/027/14-15 Declarations of Interest / Substitute Members

Councillor Edward Crouch declared a pecuniary interest in the third application on the agenda, AWDM/1282 & AWDM/1288/14 Southern Pavilion, Worthing Pier. He elected to leave the room when this application was heard.

Councillor Vicky Vaughan declared an interest in the second application on the agenda, AWDM/1270/14 54 Lamorna Grove, as she had worked with the objector some eight years ago but had no subsequent relationship or dealings with the objector.

WBC-PC/028/14-15 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 15 October 2014 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/029/14-15 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/030/14-15

The planning applications were considered, see attached appendix.

WBC-PC/031/14-15

Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/032/14-15

West Durrington Outline Planning Application Briefing

The Head of Planning and Regeneration presented this report informing Members that as the reserved matters applications for the 700 dwellings at West Durrington had been submitted, it was anticipated that the reserved matters for 3 residential parcels would be submitted to the December Committee meeting.

Officers felt it would be beneficial to spend time in advance reviewing the information submitted in support of the outline planning application (WB/11/0275/OUT).

For the benefit of those Members who have had no previous involvement in the West Durrington application, the Head of Planning and Regeneration demonstrated how to navigate around the Planning section of the Councils' website to view the various plans and photographs.

Members were advised the West Durrington Design and Access Statement & Design Codes was submitted in support of the outline planning application for the development in West Durrington. The document, produced by the Consortium, provided a series of design codes to ensure a high quality sustainable development on the site.

The Head of Planning and Regeneration advised the Committee Members to read through the document and, if any of the content was unclear, he was happy to be contacted, either in person or via email, to answer any queries. The document was not intended to prescribe each and every detail that should appear throughout the development but provided a framework for the assessment of the subsequent reserved matters applications.

The Head of Planning and Regeneration highlighted some issues, which were mainly around the approach to the main street and car parking. The Committee discussed these issues, and to assist with queries, the Head of Planning and Regeneration agreed to invite a representative from the Highway Authority along to the 10th December Planning Committee meeting.

The Head of Planning and Regeneration referred to a recent development in North Bersted where Officers had noted the use of some good quality materials and architectural features that had assisted with negotiations with the Consortium partners.

The West Durrington development was designed to achieve a 20 mph speed limit throughout the development and pedestrian cycle access was encouraged through a network of cyclepaths.

Referring to the question of sustainability, the Design Codes stated that all new homes would be designed to achieve a minimum of Code 3 Level (Code for Sustainable Homes) and at least 10% from renewables or from low carbon technologies. Members were advised there would be a separate session on sustainability with the Councils Building Control Manager and Sustainability Officer.

Finally, mention was made of affordable housing and wheelchair access. The Head of Planning and Regeneration informed Members that the s106 agreement restricted the number of affordable houses in any one parcel to avoid an overconcentration in any one area of the site. Regarding wheelchair access the Head of Planning and Regeneration agreed to check the precise wording of the legal agreement.

The meeting ended at 8.10 pm

Application Number: AWDM/0982/14

Site: **Park House, 4 St Georges Road, Worthing, West Sussex BN11 2DS**

Proposal: Change of use from guest house to single dwelling house including part of former garden of No 6.

The Planning Services Manager advised the Committee of a typographical error on page 5 of the report, 'mainly lard landscaped' should read 'mainly hard landscaped'.

This application was recommended for approval and there were no further representations made since the papers had been despatched.

The Planning Services Manager gave a brief outline of this change of use application. The proposal was to convert a guest house to a large family house, with 7 bedrooms, up to 4 or more reception rooms and garden. The layout within the property would remain unchanged.

The current proprietor had run the business for ten years and had succeeded in turning round what was formerly a struggling concern; significantly upgrading the property. However, the business was now only making a very small profit and due to the proprietor's physical and mental health, the job of running a Bed & Breakfast had become extremely difficult.

The proprietor, Mr Martyn Smith, addressed the Committee.

The Members, on balance, whilst regretting the loss of a guest house in Worthing, sympathised with the proprietor and accepted the Officer's recommendation.

Decision

Planning permission **GRANTED** subject to the following conditions:

1. 3 years to implement
2. Implement in accordance with approved drawings
3. Remove Permitted Development rights for roof and other extensions.

Application Number: AWDM/1270/14

Site: **54 Lamorna Grove, Worthing, West Sussex BN14 9BJ**

Proposal: Retention of conservatory to rear (south) elevation.

This application was recommended for approval and there were no further representations since despatch of the papers.

The Planning Services Manager advised the Committee that the report ought to make reference to Section 73A of the Town and Country Planning Act 1990 regarding retrospective planning applications.

The Planning Services Manager gave a brief outline of this application which sought retrospective planning permission for a conservatory as permitted development rights were withdrawn when permission was granted to erect the property in 2008.

One letter had been received from 53 Lamorna Grove stating that they had no reason to object to the conservatory. However, there had been an objection received from the occupiers of 118 Broadwater Street West, referring mainly to loss of outlook, privacy, together with noise and disturbance.

The Planning Services Manager concluded that the concerns of the neighbour were noted; however, on reflection felt there was no reason to refuse permission.

Further representations at the meeting:-

Objector: Stuart Warren

Applicant: Bob Coward

Despite Members being unhappy this was a retrospective application, on hearing the views of the objector and applicant felt there were insufficient grounds to refuse.

Decision

That retrospective planning permission be **GRANTED**.

Application Number: AWDM/1282/14 &
AWDM/1288/14

Site: **Southern Pavilion, Worthing Pier, The Promenade, Worthing, West
Sussex BN11 3PX**

Proposal: Application for Planning Permission and Listed Building Consent to attach
handrail to disabled ramp on ground floor western fire escape.

This application was recommended for approval.

The Planning Services Manager gave a brief summary of these applications. He considered the proposed rail was an acceptable addition to the listed building and would improve access for the disabled.

The Members agreed the Officer's recommendation however, requested that an additional condition be imposed requiring the submission of materials. Members also requested that officers checked with the Building Control Manager that the Disabled Access Group were aware of the proposal.

Decision

That these applications (AWDM/1288/14 and AWDM/1282/14) be **APPROVED** subject to the following conditions:-

1. Standard time limit
2. Approved Plans
3. Submission of materials