

**Minutes of a meeting of the
Planning Committee
4 March 2015
at 6.30 pm**

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

** Councillor Michael Cloake	Councillor Edward Crouch
** Councillor James Doyle	Councillor Diane Guest
Councillor Kevin Jenkins	Councillor Hazel Thorpe

** Absent

Officers: Planning Services Manager, Solicitor (LG), Solicitor (CP) and Democratic Services Officer

WBC-PC/048/14-15 Declarations of Interest / Substitute Members

Application Number AWDM/0060/15 (Toby Carvery, Goring Road) –

For reasons of openness and transparency –

Councillor Edward Crouch declared a personal interest in this item as he had been initially approached by residents regarding the unauthorised adverts as the Ward Councillor, however he approached this application with an open mind; and Councillors Joan Bradley and Hazel Thorpe declared a personal interest in this item as frequent users of the pub/restaurant.

There were no Substitute Members.

WBC-PC/049/14-15 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 4 February 2015 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/050/14-15 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/051/14-15 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/052/14-15 Public Question Time

There were no questions raised under Public Question Time.

The Planning Services Manager referred to the hard copy quotes circulated to Members before the meeting. He confirmed these were for Members to gauge an idea of likely cost for repair work to the Folly. The Chairman confirmed this was commercially sensitive information and not available to the public.

The Officer stated the Folly was a Grade 2 listed building at the rear of 100 South Street, Tarring. Members were advised the owners of 100 South Street were reclusive and had not engaged with the Council for many years.

Members were shown photographs of the site, and given some background information on the Folly.

The Members acknowledged it was necessary for the condition and appearance of the property and the Folly be monitored and agreed the Officer's recommendation as stated in the report.

Decision

- (i) That the Head of Economic Growth be authorised to spend in the region of £600 plus VAT (from the Planning Miscellaneous Expenditure Budget) to obtain a detailed report on the condition of the building and works required for its reparation.
- (ii) That the condition and appearance of the frontage of the property is monitored and that action is taken under Section 215 should the amenity of a part of the local authority's area, or adjoining area, become adversely affected by the condition of the land due to the further deterioration of the land.

Before closing the meeting, the Chairman advised Committee Members that the meeting would be Louise's last as she would shortly be leaving to take up a new role. On behalf of the Committee, the Chairman thanked Louise for her expertise and support at the Planning meetings.

The meeting ended at 7.45pm

Application Number: AWDM/1727/14

Site: **341 Goring Road, Worthing, West Sussex BN12 4NX**

Proposal: Demolition of a workshop on former Caffyns VW site and the erection of 17no. dwellings comprising 9no. two-bedroom houses, 6no. three-bedroom houses and 2no. two-bedroom flats (30% of which will be provided as affordable housing) with associated parking and landscaping (part of building on road frontage to be retained).

Before the Planning Services Manager began his presentation on this item, he updated Members on the following matters that had arisen since despatch of the papers:-

- Comments received from Southern Water raised no objection, but requested an informative be added regarding the required connection to the public sewer
- Legislation missing within report – as the site is adjacent to the Conservation Area and neighbours listed cottages, therefore the application should be considered taking into account Sections 66 and 72 of the Planning (Listed Building & Conservation Areas) Act 1990
- Typographical error within conditions under recommendation of the report – *'Boundary treatment and enclosure details to be agreed'* should be number 7 (with the remaining conditions listed underneath renumbered accordingly)
- The retail convenience store mentioned within the report was confirmed as Sainsbury's and would be the subject of a separate application
- Section 106 Agreement, draft Heads of Terms were outlined in the report but the leisure contribution had been queried and therefore further viability work would be required in line with government advice to see if the required amount did not adversely affect the viability of the scheme

The Committee Members were shown a plan of the site and surroundings and the Officer gave an indication of the layout and design. He reminded Members the proposal included the erection of a total of 17 dwellings, comprising 9 two-bedroom houses and 6 three-bedroom houses, and 2 two-bedroom flats, 30% of which would be provided as affordable housing. Overall there would be 23 car parking spaces.

The Members were shown photographs of the site, which included the site access. The Officer advised West Sussex County Council had raised no objection to the proposal and commented that previous use would be a material consideration in terms of traffic movements for this application.

Before the Committee heard from the registered speakers, the Solicitor (LG) wanted clarification for Members in respect of the affordable housing provision in the Section

106, in particular the tenure mix of the affordable housing units, given the Housing Officer's views differed from the applicant's offer. The Planning Services Manager referred to the report and stated 5 units were defined by the applicant as being affordable housing units, which met the 30% requirement, and that delegated authority would be sought to agree the tenure mix.

There were further representations made at the meeting as follows:-

Objector: Mr Bob Niall
Supporter: Mr Charles Wiggins

The Members raised a number of queries which were noted and answered by the Planning Services Manager. Their concerns included the narrowness of the access, safety of pedestrians and sufficient manoeuvrability for the Fire & Rescue Services vehicles. However, after some further discussion, the majority of Members believed this proposal was a good use of the site.

The Members agreed a change in the wording of the Officer's recommendation within the report.

Decision

APPROVE subject to Officers considering further viability information from the applicant, to add the informative from Southern Water in respect of connection to the public sewer, re-number the proposed conditions to ensure boundary treatment is included and to clarify affordable housing tenure mix requirements with the Housing Strategy Manager; and

Completion of a section 106 Agreement securing contributions, contribution amounts to be determined by Officers taking into account further viability information, for outdoor recreation and equipment education, fire and rescue, library service transport, TRO and 5 units of affordable housing, the tenure mix as specified by Officers,; and subject to the following conditions:-

1. 5 years to implement
2. Approved plans
3. Materials and finishes to be agreed or as stated on the approved drawings
4. Architectural details as agreed and as stated on the approved drawings
5. Removal of permitted development rights for extensions and external alterations
6. Code level 3 for sustainable homes to be achieved
7. Boundary treatment and enclosure details to be agreed
8. No means of frontage enclosure apart from that approved without permission
9. Hard and soft landscaping details to be agreed
10. Ecological enhancements such as bird boxes to be agreed
11. Satellite and aerial systems for apartments to be agreed
12. Design of street lighting to be agreed
13. Travel plan for residents
14. Parking spaces and garaging for parking only and provided before occupation
15. Cycle parking facilities to be agreed and provided prior to occupation
16. Surfacing and demarcation of parking and manoeuvring areas to be agreed
17. Waste storage facility to be provided for each dwelling and communal bin collection area to be provided before occupation. Details to be agreed.

18. Construction Management Plan to be agreed prior to commencement
19. Construction hours of 8am – 6pm on Mondays – Saturdays and no Sundays or Bank Holidays
20. Foul drainage details to be agreed
21. In the absence of full ground investigation details and full drainage details no development shall commence until full details for the disposal of surface water have been approved
22. Ground contamination to be identified and remedied to the satisfaction of the Local Planning Authority before development commences There shall be a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.
23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy and received written approval. No infiltration of surface water drainage into the ground shall be carried out without the written consent of the Local Planning Authority.
24. Piling or any other foundation designs using penetrative methods shall not be carried out without the written consent of the Local Planning Authority.
25. The tree works and root protection shall be carried out in accordance with the submitted Arboricultural Impact Statement and to the British Standard BS 3998:2010 Tree Work Safety
26. No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Informatives

1. Section 278 Agreement of the 1980 Highways Act - Works within the Highway. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
2. Additional soakage tests in accordance with BRE Digest 365 (1991) may be required to be undertaken on the proposed site to meet this requirement, to ascertain the size of the soakaways required for the new impermeable roof areas and or hard standing areas.

3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Application Number: AWDM/0060/15

Site: **Toby Carvery, 39 Goring Road, Worthing, West Sussex BN12 4AS**

Proposal: Advertisement Consent for replacement illuminated signage.

The Planning Services Manager gave a brief outline of this advertisement consent, with the Members being shown photographic evidence of the signage at the public house/restaurant.

There was one further representation at the meeting from Mr Nick Davey, a supporter for the application.

The Members were pleased with the new signage which they felt would appease local residents. The majority of Members agreed the Officer's recommendation within the report.

Decision

That advertisement consent be **GRANTED** subject to the following conditions:

Standard advert conditions 1-6 listed below & conditions 7 & 8 below

01. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
02. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
03. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
04. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
05. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

06. This consent shall expire at the end of the period of 5 years beginning with whichever is the earlier of (a) the date of commencement of the display or (b) 6 months from the date of this consent.
- 07 Development in accordance with the approved plans
- 08 The free standing 'Toby Carvery' sign shall be erected no later than 3 months from the date of the permission hereby granted

Reason: To ensure the replacement of the existing unauthorised sign, the retention of which is considered unacceptable, and in the interests of visual amenity in accordance with policy 16 of the Worthing Core Strategy.

Application Number: AWDM/1791/14

Site: **Glaxo Smithkline, Southdownview Way, Worthing, West Sussex BN14 8QH**

Proposal: Provision of new contractors workshop building with associated welfare facilities close to buildings 19, 19A and 19E.

The Planning Services Manager informed Members the report circulated omitted relevant planning legislation that they needed to consider for this application, i.e. Section 70 of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004.

A Member questioned why this uncontroversial application had been brought before Committee. The Planning Services Manager stated the item was classed as a major application and at present they had no delegated powers to determine such an application. He did, however, advise the matter was being look into.

The Officer gave a very brief outline of this application and Members were shown a bird's-eye view of the site. The Members had no questions or comments to make.

Decision

That this application be **APPROVED**, subject to the following conditions:

1. Implement within 3 years.
2. Build in accordance with approved plans.
3. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority (LPA) shall be submitted to and approved in writing by the LPA. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the LPA. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.
4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.
5. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

6. Comply with Flood Risk Assessment and implement necessary mitigation measures including evacuation plan.
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. Details of external plant and machinery.
11. Build to BREEAM Very Good Standard and provide details of necessary micro renewable energy generation.
12. Supply Asbestos Register listing.