

**Minutes of a meeting of the  
Planning Committee  
1 April 2015  
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 Economic Growth, Principal Planning Officer, Solicitor (CP),  
Solicitor (LL) and Democratic Services Officer

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**WBC-PC/054/14-15            Declarations of Interest / Substitute Members**

There was a declaration of interest from Councillor Joan Bradley for planning application AWDM/1805/14 – Land South of 6 Grand Avenue, West Parade, Worthing. The Councillor elected to leave the room for this planning application and the Vice-Chair, Councillor Vicky Vaughan took the chair for this item.

Councillor Paul Yallop declared an interest in planning application AWDM/1805/14 and chose to leave the room when this application was considered.

Councillor Michael Cloake declared an interest in planning application AWDM/1805/14 as a County Councillor for Worthing Pier.

Councillor Noel Atkins substituted for Councillor Edward Crouch.

**WBC-PC/055/14-15            Minutes**

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

**WBC-PC/056/14-15            Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/057/14-15            Planning Application**

The planning application was considered, see attached appendix.

The Head of Economic Growth presented this report which outlined proposals for introducing measures to protect the buildings along Worthing seafront from Splash Point to Heene Terrace from inappropriate development by the withdrawal of permitted development rights for any painting or works of external redecoration to the front elevations and any visible side elevations of those properties via an Article 4 Direction.

The Officer stressed to Members the Article 4 Direction did not necessarily mean permission would be refused, but would enable the Council to retain some control over colour schemes and grant permission subject to appropriate conditions.

Members raised queries as to the adjudication and enforcement of the Direction. The Officer informed Members all cases would be considered carefully, but permission would not be required to repaint a building the same or very similar colour. He added he felt the Council would receive very few applications.

The majority of Members were happy with the Officer's recommendation and it was noted the Chairman, Councillor Joan Bradley, as Design Champion, would be consulted once applications were received.

### **Decision**

The Committee gave **APPROVAL** to the making of an Article 4(1) Direction covering all buildings along Marine Parade in the Steyne, South Street, and Seafront & Hinterland Conservations Areas and the associated consultation processes.

There were no questions raised under Public Question Time.

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The meeting ended at 8.20 pm

Application Number: AWDM/1805/14

Site: **Land South Of 6 Grand Avenue West Parade Worthing West Sussex**

Proposal: Demolition of existing buildings at 25-26 West Parade and 4 Grand Avenue and residential redevelopment in the form of a block of 36 flats (including 8 affordable homes), arranged as 3 and 4 storeys tall and rising to 6 storeys in the northern part of the site; 7 storeys in the east and 11 storeys tall in the south west corner of the site, together with associated 34 car parking spaces (including 26 in basement), new accesses and landscaping.

Before the presentation of this item, the Head of Economic Growth referred to the addendum which had been circulated since despatch of the agenda and reports.

The addendum had been made available on the website and the Members confirmed they had read the contents. The Officer advised Members there was no legal duty on the Council to accept the revisions but officers considered that acceptance of these revisions would be the most appropriate course of action.

The Officer advised Members that amended plans had been received but these had been last minute and there had been no opportunity to re-consult. The updates included revisions and supplementary information, representations and policy referencing. Officers believed the revisions to the scheme did not fundamentally alter the substance of the proposal and remained unacceptable in design and neighbour amenity terms.

The Head of Economic Growth informed the Committee the recommendation was still for refusal however, the recommendation had been slightly altered.

The Officer advised there had been one further representation since the addendum was despatched, which brought the total objecting to the proposal to 23 however, these raised no new material issues and the number of objections in total stood at 811.

The wind study mentioned within the addendum had now been received and showed no significant impact and appeared similar to other 8 storey buildings. Officers felt this could be mitigated with the incorporation of planting, particularly along the highway.

The Head of Economic Growth finally reminded Committee Members that if they were minded to approve the application, it would be appropriate to defer any such determination until formal consultation had taken place and the proposal reconsidered in the light of the outcome.

The Principal Planning Officer described the revised plans and principle amendments to the scheme which included:-

- the removal of the top floor from the fourth storey link block reducing the height of that element of the scheme;
- no change to the massing of the West Parade elevation; and
- changes made to the fenestration improving the appearance of the north elevation.

The Officer also presented birds eye views and photographs of the site and wider area and additional drawings showing the proposal.

The Members raised a number of queries in respect of the presentation with the Principal Planning Officer and Head of Economic Growth. These were answered to the Members' satisfaction.

There were further representations made at the meeting from:-

**Objectors -**

Mr David Sawers, Mr Phil Abbott, Ms Robina Every and Ward Councillor Paul Yallop

**Supporters -**

Mr Ben Cheal, and Mr Stewart Eatoch. Mr Chris Barker had registered but had decided not to speak.

The Chairman used her discretion to allow an extra 3 minutes to each speaker due to the fact it was a major application.

A discussion on the application followed and a number of Members commented favourably on other developments where the applicants had been involved, but the majority agreed with the Officer's revised recommendation within the addendum and agreed the application should be **REFUSED** for the following reasons:-

1. The proposal would by reason of the siting, height, massing and design of the building harm the outlook of the occupiers of 6 Grand Avenue and residents to the north of the site. The proposal has also failed to demonstrate that unacceptable overshadowing of the back garden of 6 Grand Avenue would not result. This would be to the detriment of these neighbours' living conditions and contrary to Saved Local Plan H18 and the National Planning Policy Framework and Practice Guidance.
2. The proposal would by reason of the siting, height, massing and design of the building appear unduly assertive and bulky and out of character with the surrounding development and fails to achieve the high standard of design expected of a tall building. This is to the detriment of the appearance and character of the area and is contrary to Core Strategy Policy 16; Saved Local Plan Policy CT3; Tall Buildings SPD and the National Planning Policy Framework and Practice Guidance.

*The meeting was adjourned following this application at 7.55pm and reconvened at 8pm.*