

Minutes of a meeting of the
Worthing Planning Committee
1 July 2015
at 6.30 pm

Councillor Kevin Jenkins (Chairman)
Councillor Vicky Vaughan (Vice-Chairman)

** Councillor Noel Atkins
Councillor James Doyle
Councillor Nigel Morgan

Councillor Edward Crouch
Councillor Diane Guest
Councillor Paul Yallop

** Absent

Officers: Planning Services Manager, Solicitor and Democratic Services Officer

The Chairman advised a change in the order the planning applications would be heard, commencing with planning application AWDM/0250/14, 1A Dagmar Street, Worthing.

WBC-PC/009/15-16 Declarations of Interest / Substitute Members

There were no declarations of interest or substitution.

WBC-PC/010/15-16 Minutes

The Chairman raised a query regarding the minutes of 3 June 2015. He advised they failed to mention that outside drinking was to be limited to 7pm and therefore requested the minutes be amended to reflect this.

The Planning Services Manager stated that the Chairman was correct and that although the decision notice had gone out with the 7pm restriction, the minutes did not reflect this and therefore requested the minutes be amended.

The Committee agreed the amendment to the minutes of 3 June 2015.

RESOLVED, that the minutes of the Planning Committee meeting held on 3 June 2015 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/011/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/012/15-16 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/013/15-16 Public Question Time

There were no questions raised under Public Question Time.

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| Application Number: AWD/0250/14 | |
| Site: | 6 Southey Road, Worthing, West Sussex BN11 3HT |
| Proposal: | Part retrospective application for alterations and conversion of offices to form seven self-contained flats (3 x one bed flats and 4 x studios) |

The Planning Services Manager presented this report, showing photographic evidence of the property and advising Members as to the background of this part retrospective application.

The Officer stated that, following post-submission negotiations, the application had been amended to reconfigure the conversion to form 7 self-contained flats (3 x one bed flats and 4 x studios).

The Officer answered a number of Members' queries, which included their concerns that the flats remained below the local adopted standards in the Space Standards Supplementary Planning Document and felt an unacceptable space for people to live in.

The Officer referred Members to the report advising that if the property were to de-convert to offices, the said rights for change of use from office to residential (including flat conversion) could be exploited under the Government's recent General Permitted Development Order reforms.

After some discussion, as there would appear to be no sustainable case to resist the proposal in principle, the Members agreed to **DEFER** this matter for further negotiation with the applicant to seek greater compliance with the Space Standards SPD. Members felt the shortfall in space was significant, socially unacceptable and a need for the flats to be reconfigured.

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|----------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Application Number: AWDM/0166/15 | |
| Site: | 1A Dagmar Street, Worthing, West Sussex |
| Proposal: | First-floor extension to north elevation to provide one new two bedroom flat including allied internal reconfiguration |

The Planning Services Manager advised there were no further representations made since the papers had been published.

The Members were shown a site plan, with the Officer indicating the proposed addition of a new storey on the Dagmar Street (east elevation) of the building and reconfiguring the west elevation closest to 71 Newland Road. He advised this current proposal aimed to respond to a recent refusal on grounds of harm to visual and neighbour amenity.

There were further representations from:

Objector: Mr Emmanuel Ogunniyi

Applicant/Agent: Mr Bernard Howells

The majority of Members felt the building was attractive; in keeping with neighbouring properties; and also had no real issue with the proposed addition of a new storey.

The objector's main concern was the potential increase in demand for parking spaces.

The Committee were aware parking was an ongoing concern in towns, but whilst sympathising with residents' concerns, felt the demand for parking was likely to be marginal and not untypical for this town centre fringe location.

Decision

Planning permission be **GRANTED**, subject to the following condition:

1. Implement in full within one year in accordance with approved drawings.