

Minutes of a meeting of the
Worthing Planning Committee
22 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, Principal Planning Officer and Democratic Services Officer

WBC-PC/014/15-16 Declarations of Interest / Substitute Members

There were no declarations of interest.

Councillor Louise Murphy substituted for Councillor Paul Yallop.

WBC-PC/015/15-16 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 1 July 2015 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/016/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/017/15-16 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/018/15-16 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/019/15-16

**Local Validation List for
Adur and Worthing Councils 2015**

The Planning Services Manager gave a brief outline of this report for Members stating it was in excess of 2 years since the local list had been reviewed. He added that as the Community Infrastructure Levy (CIL) would be introduced in Worthing from 1 October 2015, it was felt necessary that reference to CIL be included within the local list and therefore necessary to revise the list before CIL was introduced.

Members were being asked to note the requirements as set out in the list and make any comments where necessary.

The Planning Services Manager noted comments made relating to parking provision and space standards.

RESOLVED,

That comments would be forwarded to the Executive Member for Regeneration prior to the documents being adopted for use.

WBC-PC/020/15-16

Developer Contributions SPD

The Principal Planning Officer introduced the report under Item 7 of the agenda, Developer Contributions Supplementary Planning Document (SPD).

To explain the approach to be taken by the Council, and the relationship between the Community Infrastructure Levy (CIL) and other contributions, a draft Developer Contributions SPD was published for consultation in 2014. The comments received on the draft, alongside changes made to the planning system at the national level, have been incorporated within the document.

Following the Principal Planning Officer's outline of the report and appendices, the Members raised a number of queries which were answered in turn and noted by the Officer.

For Section 106 Agreements, legal costs are usually charged at the hourly rate of the solicitor having conduct of this matter. An estimate of the legal costs will be provided to the applicant's solicitor at the outset.

RESOLVED,

Members noted and commented on the report and the revised Developer Contributions SPD. Those comments would be forwarded to the Executive Member for Regeneration prior to the document being approved and adopted by the Council as Supplementary Planning Guidance.

WBC-PC/021/15-16 Aquarena Redevelopment meeting

The Chairman confirmed to Committee Members that an extra Worthing Planning Committee meeting to consider the future of the Aquarena site would take place on Tuesday 22 September 2015, in the Assembly Hall, Stoke Abbott Road, commencing at 6.30 p.m. He confirmed the original meeting set up to consider the application on 15th April 2015 had been postponed.

The Chairman stated he recognised the application had attracted considerable public interest and hoped the larger venue would allow the greatest number of local residents the chance to be part of the debate.

Members were advised a new protocol had been produced for selecting speakers to ensure fairness and transparency. Up to five people for the application and five people against the application would be able to speak, with the length of their speaking time extended to 3 minutes each. In addition four Ward Councillors, two from both Selden and Central Ward would be permitted to speak. Registration for public speaking would close on 11 September 2015; following the random draw from those registered, notification by officers would be given on 14 September 2015 to allow preparation.

The Members raised some queries for the Chairman to consider and note.

RESOLVED that due to the public interest in the application (number AWDM/1636/14) the protocol for public speaking be varied for the meeting of the Committee on 22 September 2015 as follows: up to 5 people speaking for the application and 5 people against the application, the length of speaking time to be extended to 3 minutes for each speaker; names to be drawn randomly after the close of registration on 11 September 2015. Ward Councillors would be extended to allow two speakers from both Selden and Central Wards.

The meeting ended at 8.30 pm

Application Number: AWDM/0467/15	
Site:	The Victoria Parkview, 7 Madeira Avenue, Worthing
Proposal:	Change of use from former residential care home (C2 Use Class) to form 10 bedroom HMO (House in Multiple Occupation) (Sui Generis)

The Planning Services presented this report advising Members he had received one further letter of objection; comments included too much time and money spent on the application and that parking was already proving difficult in the road.

The Officer reminded Members that the application sought permission to change the use of the building, presently a Care Home, to a House in Multiple Occupation (HMO) resulting in 10 affordable rooms to rent, 7 of which had en-suite WC facilities. There would be 3 communal WC's and 1 communal bathroom, kitchen diner and living room. There were no external or internal changes proposed. The Officer confirmed the HMO would accommodate single individuals - 10 in total.

Members were shown an aerial plan and the proposed layout plan of the building. The Officer went on to refer to the Environmental Health's comments within the report advising Members that there was some scope for washbasins, additional communal shower etc to be included within the property should the Environmental Health Officer deem necessary.

The Officer referred to the consultation with West Sussex County Council (WSSCC) and advised Members they had stated the applicant had two off street parking spaces already in situ. However, the Case Officer refers to one off street parking space being available and appreciated concerns amongst residents that the proposal would cause a significant worsening of parking problems already experienced in the street. The Officer pointed out however, that West Sussex Highways had not objected to the proposed change of use.

The Members raised some queries regarding the presentation with the Planning Services Manager with these being answered in turn.

There were further representations from:-

Objectors

- Mr Richard Stubbs
- Ms Holly Cook
- Mr John Harker

Supporter

Mr Huw James

Members considered and discussed this change of use application at length, with the majority raising concerns as to the quality of the accommodation being provided as they felt the proposed residents deserved better. The Members also raised the lack of parking facilities, with one off street parking space being inadequate.

The Members did not agree with the Officer's recommendation and **REFUSED** the application for change of use, for the reasons stated below:-

The proposal by virtue of the number, size and type of bedrooms proposed and the lack of adequate kitchen, washing and bathroom facilities fails to provide a wide choice and mix of high quality residential accommodation to address the needs of the community. The proposal therefore fails to comply with Policy 8 of the Worthing Core Strategy and the National Planning Policy Framework which seek to provide a wide choice and mix of high quality new homes.

Application Number: AWDM/0169/15	
Site:	99 Littlehampton Road, Worthing, BN13 1QU
Proposal:	Retention of use of part of ground floor as beauty salon (retrospective)

The Planning Services Manager advised Members of a further representation received since the papers were published. The concerns raised included that the business had become too large for the area and disputed the number of visitors, albeit controlled by conditions.

The Members were shown an aerial and block plan and the Officer made reference to the annex before the business was set up. He confirmed planning permission was sought to continue the beauty salon business (Vanilla Pod Beauty) within the annexe extension to the property at 99 Littlehampton Road.

The Officer advised the majority of objections received referred to traffic, parking and other related highway safety issues, together with some noise and disturbance to neighbours. One of the main problems appeared to be that clients and some staff were parking too close to the junction of Lindum Road and Littlehampton Road. The Officer did point out to Members however, that Lindum Road was relatively wide and parking availability appeared good.

There were further representations made as follows:-

Objectors

Ms Susan Dewar

Ms Elaine Gray

Ms Susan Loveland

The Members discussed this retrospective application, with the Planning Services Manager answering any queries. The majority of the Members did not consider the concerns over highway safety were sufficient to resist the application and were happy that control over the hours of use and number of clients would be secured by conditions. They also commended the applicant on the success of her small business.

Decision

To **GRANT** planning permission subject to the following conditions:

1. Conform with Approved Plans
2. Personal to Miss E Hopper and whilst a family member lives in the main bungalow and grant permission to revert to living accommodation ancillary to the bungalow if said circumstances change.
3. Operate Mon – Sat only, no Sundays or Bank Holidays.
4. Hours of use limited to Mondays and Saturday 9am to 4pm, Tuesdays 9am to 6pm, Wednesdays 9am to 6.30pm, Thursdays 9am to 8pm and Fridays 9am to 7pm.
5. No more than two treatment rooms, max 4 clients per hour.

Application Number: AWDM/0946/15	
Site:	Littlehampton Book Services Limited Faraday Close Worthing West Sussex
Proposal:	Temporary steel building for storage purposes situated northwest of site

The Planning Services Manager advised Members there were no further representations and that the applicant had requested the application have urgent attention due to the timetable and importance of the proposal to the business.

The Members had few comments to make and proceeded to agree the Officer's recommendation.

Decision

That the application be delegated to Officers to approve, subject to the following conditions, after the expiry of the consultation period and subject to no new adverse material issues being raised.

1. Temporary planning permission with building removed by 1.2.20 and land reinstated to prior condition.
2. Build in accordance with approved plans.
3. 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.
4. No plant or machinery.
5. Operational hours 5am to 10 pm Monday to Friday with access to the building by counter-balance trucks limited to 8am to 10pm.

Application Number: AWDM/0806/15	
Site:	51 South Street, Worthing
Proposal:	Remove existing defective clay tiles to roof and replace with plain concrete tiles (ground and first floor flat)

The Planning Services Manager advised there were no further representations since the papers were published and that the consultation had expired on last Monday. He stated the application had been submitted by the Housing Department as the tenant had expressed concern about the state of the tiles to various Officers of the Council and requested swift determination on safety grounds.

Decision

That permission be **GRANTED** subject to the following Conditions:-

- 01 Time Limit
- 02 Materials to match in colour the existing
- 03 Approved Plans