

Minutes of a meeting of the
Worthing Planning Committee
26 August 2015
at 6.30 pm

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

** Councillor Noel Atkins	Councillor Edward Crouch
** Councillor James Doyle	Councillor Diane Guest
** Councillor Nigel Morgan	Councillor Paul Yallop

** Absent

Officers: Head of Economic Growth, Principal Planning Officer, Solicitor and Senior Democratic Services Officer

A minutes silence was observed to remember those who died at the Shoreham Airshow on Saturday 22 August 2015.

WBC-PC/022/15-16 Declarations of Interest / Substitute Members

Councillor Luke Proudfoot substituted for Councillor Kevin Jenkins.

Councillor Louise Murphy substituted for Councillor Nigel Morgan.

In the absence of Cllr Kevin Jenkins, Councillor Vicky Vaughan was Chairman for the meeting.

Councillors Murphy and Proudfoot declared pecuniary interests in Item 4.7 as Trustees of South Downs Leisure Trust.

Councillor Yallop declared a pecuniary interest in Item 4.5 as he had worked, as an ICT Consultant, for the applicant.

WBC-PC/023/15-16 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 22 July 2015 were confirmed as a correct record and signed by the Chairman.

WBC-PC/024/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/025/15-16 Planning Applications

The Chairman advised that

- application number AWDM/0811/15 at 18 Hayling Rise, Worthing had been withdrawn;
- an addendum report had been circulated in advance of the meeting in relation to application number AWDM/0844/15 in regards to Land South of 1-8 Field Place Parade, the Causeway, Worthing;
- the order in which the planning applications were considered would be changed to the following order - 4.2, 4.7, 4.4, 4.3, 4.5, 4.6 and 4.8.

The planning applications were considered, see attached appendix.

WBC-PC/026/15-16 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/027/15-16 Public Speaking at Worthing Planning Meetings

Before the Committee was a report by the Director for the Economy, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 6.

Members welcomed the report acknowledging the importance of interested parties having an opportunity to speak at meetings of the Planning Committee and welcomed the proposed extension of time for objectors / supporters as Members stated that it was intolerable for speakers to be cut off during their representations.

The length of time allowed for Ward Councillors to speak was discussed as was Chairman's discretion to extend the length of time afforded to speakers.

It was proposed and seconded that reference to the Chairman's discretion be removed from bullet point three, that 'and the number of speakers' be included in bullet point four and that officers be requested to procure a 'traffic light' timing box for future meetings.

RESOLVED,

The Planning Committee:-

- supported the proposals set out in paragraph 3.1, as amended;
- recommended to the Joint Governance Committee on 29 September that the proposals, as amended, be recommended to Council for adoption;
- requested that Officers investigate the procurement of a 'traffic light' timing box for future meetings.

The meeting ended at 9.42pm

Application Number: AWDM/0811/15

Site: 18 Hayling Rise, Worthing, West Sussex, BN13 3AL

Proposal: Ground floor infill extension and complete first floor extension with 2 dormers to south elevation, 2 dormers to west elevation and, 1 dormer to north and east elevation.

Decision

The application was withdrawn prior to the meeting.

Application Number: AWDM/0844/15

Site: Land South of 1-8 Field Place Parade, The Causeway, Worthing, West Sussex

Proposal: Mixed Use redevelopment of the Former Lloyds PLC Banking Hall Site, comprising 81 apartments (Use Class C3) and a 611 sq.m flexible commercial space (Use Classes A1, A2, A3, D1 and B1) arranged as part 5, part 6 and part single storey block around courtyard, together with associated works to access roads, including Field Place Parade, provision of 86 parking spaces, landscaping and including the partial demolition and refurbishment of the existing multi-storey car park.

The Principal Planning Officer advised Members of a further representation received since the papers were published from the Field Place Area Residents Association (FPARA). The concerns raised focused on the 'lack of adequate parking and consequent spillage onto nearby, already congested roads' and the potential 'impact on the local Strand Medical Group Practice'.

Officers advised that the Highway Authority had been satisfied that there was adequate parking for the proposal, given the site's excellent transport links and access to facilities.

The Head of Economic Growth advised Members that following independent expert advice from the District Valuer, Officers had already accepted that the proposal was unviable with the full development contributions. Following negotiations, the applicant had offered to make development contributions of:-

1. West Sussex County Council; £64k
2. Affordable Housing off site commuted sum; £161k

The Principal Planning Officer also advised the Committee of changes to the recommendation as set out in the addendum report.

The following people made representations at the meeting:-

Objectors

Ms Anne Romer

Supporters

Mr Chris Barker

Ms Sarah Hufford

Mr Mark Maurizi

The Committee discussed the merits of the application and raised significant concerns regarding the amount of car parking associated with the proposal and the level of development contributions.

Decision

That the decision in this case be delegated to the Director for the Economy to await the completion of a legal agreement to secure the development contributions on the basis of £64,398 for First and Middle School education and £161,602 for affordable housing and incorporation of a suitable clawback mechanism should profitability improve with a view to planning permission being **GRANTED** subject to the following conditions:-

1. Standard 3 year time limit for implementation.
2. This permission relates to the approved plans except where indicated otherwise by other conditions imposed.
3. Agree and comply with method statement, including Contractor's arrangements for parking, storage of materials etc.
4. Agree and implement dust emissions controls.
5. Restrictions on working hours for demolition and construction.
6. Agree and comply with Stage 1 Road Safety Audit.
7. Agree parking details and provide and retain parking and turning space and accesses; close redundant access; agree details of roundabout and highway works.
8. Achieve BS8233 'good' standard noise standards for flats.
9. Agree and implement landscaping and boundary treatment.
10. Agree and implement architectural details and facework samples.
11. Build non-residential units to BREEAM Very Good Standard or better and build flats to Lifetimes Homes standards or equivalent and provide for at least 10% of energy demands of development by means of photovoltaic cells as shown on approved drawings.
12. No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation, which has been submitted to and approved in writing by the Local Planning Authority.
13. Obscure glaze specified windows and balconies in north and east and elevations and retain.
14. Provide and retain domestic and commercial waste/recycling facilities.
15. Provide and retain cycle storage spaces.
16. Agree details of and provide three 3 no. electric vehicle charging points; green roofs and courtyards and retain.
17. Incorporation of ecological enhancement measures referred to in Appendices 1 and 2 of the submitted Ecology Report in respect of planting of landscaping to encourage moths and foraging bats and provision of swift nesting boxes on the south and west facing aspects of the multi deck car park
18. Agree and implement sustainable surface water drainage system.
19. Provide all external amenity areas including balconies, terraces, green screens, and landscaping screens and courtyard prior to occupation of any flat or commercial unit.
20. Operate use and management plan for flexible commercial uses, including exclusion of light industry and nurseries; limit operational

hours/deliveries/collections; agree and provide ventilation extraction systems for specified commercial uses; use of outdoor areas for eating/drinking/seating.

21. No new plant or machinery without prior approval of Local Planning Authority.
22. Prior to the commencement of development a scheme for the investigation of possible land contamination should be submitted to and agreed in writing with the LPA.

It is also resolved that if the applicant subsequently decides not to sign the Legal Agreement, the Director for the Economy be authorised under delegated powers to refuse the application.

Application Number: AWDM/0680/15

Site: Land At 84-92 Heene Road, Worthing, West Sussex

Proposal: Variation of Conditions 1 and 4 of WB/11/0107/FULL to allow the substitution of a ground floor 1-bedroom apartment instead of the permitted Fitness Suite; amendments to fenestration; provision of 3no. extra parking spaces.

The Principal Planning Officer presented a report to the Committee advising that the application sought a variation of conditions 1 and 4 of WB/11/0107/FULL to allow the substitution of a ground floor 1-bedroom apartment instead of the permitted Fitness Suite; amendments to fenestration; provision of three extra parking spaces.

Members noted that Officers had negotiated the inclusion of dummy windows in the 2-bedroom flat which was adjacent to the proposed additional car parking spaces and that Officers had no concerns regarding the loss of the Fitness Suite. An aerial plan, the proposed layout plan of the building and photographs of the site were also presented.

The following people made representations at the meeting:-

Supporters

Mr Chris Barker

The Committee raised concerns regarding the lack of development contribution. Officers advised that the District Auditor concluded that the scheme was not viable if affordable housing contributions were required.

Decision

That the decision in this case be delegated to the Director for the Economy to await the completion of a Deed of Variation to the Legal Agreement with a view to planning permission being **GRANTED** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and approved scheme as set out in the conditions below.
3. No dwelling shall be occupied unless and until the car parking has been provided in accordance with the approved plans and condition 8 and thereafter the said parking spaces shall not be used for any other purposes. The reconfigured parking spaces hereby approved shall not be used by any vehicle whose length extends more than 4.1 metres.

4. The units hereby approved shall be occupied only by persons who are 55 years of age or over, except in the case of a couple living together, where only one must be 55 years of age or over. This age restriction does not apply to visitors who stay over in the units.
5. The vehicular access and visibility splays/sightlines shall be provided in accordance with the approved drawings.
6. No construction or demolition shall take place other than in full accordance with the approved scheme.
7. No construction/demolition work to implement this permission shall take place outside of 8am to 6pm Monday to Saturday and no work shall take place on any Sunday or Public Holidays.
8. No dwelling shall be occupied unless and until the landscaping has been provided in accordance with the approved scheme, as modified by the approved drawings, subject to grasscreting of the reconfigured parking and any planting which dies, fails or is damaged within the first 5 years after first planting shall be replaced by an equivalent species like for like.
9. The external materials used shall be in accordance with the approved scheme.
10. The windows on the south elevation of Block A hereby permitted shall be obscure glazed and openings restricted in accordance with the approved scheme and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.
11. Provision shall be made in each block of flats for combined aerial facilities to serve all flats therein.
12. No dwelling shall be occupied unless and until details of the proposed foul and surface water drainage and means of disposal have been provided in accordance with the approved outline scheme.
13. No dwelling shall be occupied unless and until the refuse storage facilities have been provided in accordance with the approved scheme
14. The design and siting of the bay windows and the precise design of the dormer windows on the front elevation of Block A shall be in accordance with the approved scheme.
15. The dormer window on west elevation (2 1/2 storey element) and two storey bay feature on Block B shall be built in accordance with the approved scheme.
16. The development shall not be implemented other than in accordance with the approved scheme set out under previous condition 16 of WB/11/0107/FULL.

It is also resolved that if the applicant subsequently decides not to sign the Legal Agreement, the Director for the Economy be authorised under delegated powers to refuse the application.

Application Number: AWDM/0798/15

Site: 20 Sompting Road, Worthing, West Sussex, BN14 9EP

Proposal: Change of Use from an office (B1 Use Class) to a Chapel of Life with associated function room (Sui Generis Use Class).

The Principal Planning Officer presented a report to the Committee advising that the application concerned a proposed change of use from an office (B1 Use Class) to a Chapel of Life with associated function room (Sui Generis Use Class).

Members were shown an aerial plan, the proposed layout plan of the building and photographs of the site.

The following people made representations at the meeting:-

Supporters

Mr Chris Barker

Mr Ian Hart

Members expressed their support for the proposal and were pleased to see another business use for this site.

Decision

That this change of use be **APPROVED**, subject to the following conditions:-

1. Implement within 3 years
2. Implement in accordance with Approved plans
3. Operational hours Monday –Sunday from 9am -5pm only.
4. Noise emissions attributable to internal operations shall be limited to a level not exceeding 50dB LAeq,15minutes during the daytime period of 09.00 – 17.00 at any point of the curtilage of 20 Sompting Road accessible by the applicant and measured at a height of 1.5m above local ground height, to be determined either by way of direct measurement at the curtilage, or where extraneous ambient noise precludes this, by way of measurement at a point closer to 20 Sompting Road and subsequent calculation of noise emissions at the curtilage.
5. No primary cooking on premises.
6. No collections or deliveries outside of 8am to 5pm Monday –Sunday.
7. Provide waste /recycling facilities.
8. Land contamination study/remediation required if ground is broken.
9. Provide and retain parking and turning areas and vehicular access.
10. Agree and provide cycle parking

Application Number: AWDM/0936/15

Site: Land North Of Tesco Store, Fulbeck Way, Worthing, West Sussex

Proposal: Application for approval of Reserved Matters pursuant to planning permission AWDM/0270/14 relating to access, appearance, landscaping, layout and scale of Class A3 restaurant/cafe and Class A1 (retail) /Class A3 (restaurant/cafe) units

Cllr Yallop left the meeting during consideration of this item.

The Head of Economic Growth presented a report to the Committee reminding Members that the application sought approval of Reserved Matters pursuant to planning permission AWDM/0270/14 relating to access, appearance, landscaping, layout and scale of Class A3 restaurant/cafe and Class A1 (retail) / Class A3 (restaurant / cafe) units.

Members were shown an aerial plan, the proposed layout plan of the building and photographs of the site.

The following people made representations at the meeting:-

Supporters

Mr John Lawson

The Committee sought clarification regarding the size of the cycle storage areas and the access points for deliveries to the site.

Decision

That this Reserved Matters application be **APPROVED** in accordance with the submitted details and plans subject to those conditions imposed at the outline stage.

Application Number: AWDM/0792/15

Site: 10 Barn Close, Worthing, West Sussex

Proposal: Single-storey bungalow attached to south side elevation

The Head of Economic Growth presented a report to the Committee reminding Members that the application was for a single-storey bungalow attached to the south side elevation.

Members were shown an aerial plan, the proposed layout plan of the building and photographs of the site.

The Committee were informed that the total floor area was 44.81sqm which would only slightly fall short of the 51sqm requirement within the Council's Space Standards and the 50sqm requirement in the National Space Standards for a one bedroom unit. However, due to the size of the proposed bedroom, living, cooking and eating spaces and private rear garden, Officers were of the opinion that the dwelling would provide an adequate space and level of accommodation for a single person or couple.

It was also noted that there was no on-site parking provision provided in conjunction with the dwelling and therefore occupiers would have to park on-street. A number of letters of objection had been received from occupiers within Barn Close who had raised concerns regarding the impact of additional residents parking within the Close as it was already congested with parked cars.

During consideration of the application, Members raised concerns regarding the size of the proposed dwelling falling below the Council's and National Space Standards requirements. The Committee did not want to set a precedent. Officers understood the concerns raised but advised that due to the significant outdoor amenities, in their opinion, a compromise could be reached in this case.

Decision

That the Officer's recommendation was not supported.

That the decision in this case be delegated to the Director for the Economy to secure amended plans increasing the size of the dwelling to meet the National Minimum Standards. The application should come back to the Committee if further representations, objecting to the increase in size of the dwelling, are received.

Application Number: AWDM/1015/15

Site: Bowling Green (south-eastern), Field Place, The Boulevard, Worthing

Proposal: Change of Use from sports play surface (bowling green) to car park with 53 parking bays

[Councillors Murphy and Proudfoot left the meeting during consideration of this item]

The Head of Economic Growth presented his report to the Committee advising that 2 letters of objection had been received in response to the consultation.

The following people made representations at the meeting:-

Objectors

Mr Clive Bramble

Ms Anne Romer

Mr Robert Fuller

Members raised concerns about the need for future lighting in the car park and the amount of buffering between the car park and residential properties. Officers advised that these matters could be addressed through conditions.

Decision

GRANTED permission for this change of use, subject to the following conditions:-

1. Full Permission
2. Construction Management Plan
3. Landscaping Details
4. Surfacing of Car Park
5. Development in accordance with approved plans
6. No lighting without the submission of a further planning application

That Officers write to the applicant encouraging better management of the facility to address neighbours concerns, including signage to require customers to leave quietly and to consider encouraging the use of parking areas, away from residents, for evening events.

Application Number: AWDM/1043/15

Site: Pond Lane Recreation Ground, Pond Lane, Worthing, West Sussex

Proposal: Two 'Durrington Community Cycle Project' signs on flint barn.

A report was presented to the Committee by the Head of Economic Growth outlining the proposal for two 'Durrington Community Cycle Project' signs on a flint barn.

Members were shown a number of photographs of the site and a site plan.

Decision

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

1. 3 year temporary permission
2. Approved Plans