

Minutes of a meeting of the
Worthing Planning Committee
23 September 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

WBC-PC/033/15-16 Declarations of Interest / Substitute Members

Councillor Edward Crouch declared a pecuniary interest in item 4.3, 36 Coronation Homelets, Brougham Road, as a paid Director of Worthing Homes. He elected to leave the room for this item.

Councillor Louise Murphy substituted for Councillor Noel Atkins.

WBC-PC/034/15-16 Minutes

It was agreed the minutes of the Planning Committee meetings held on 22 and 23 September 2015 would be agreed at the meeting scheduled for 21 October 2015, and emailed to Members in the usual way.

WBC-PC/035/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/036/15-16 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/037/15-16

Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 7.30 pm

Application Number: AWDM/0646/15 & AWDM/1202/15	
Site:	2 High Street Worthing West Sussex
Proposal:	<p>AWDM/0646/15 - Change of use from mixed use (A1 on ground floor with ancillary living accommodation on first floor) to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor together with allied internal and external alterations including new boundary fencing.</p> <p>AWDM/1202/15 - Internal and external alterations (part retrospective) to convert premises to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor</p>

The Planning Services Manager advised Members one further letter of comment had been received from a neighbouring property requesting any noise issues be taken into consideration and that noise solutions should meet Part E of the Building Regulations. The Officer stated to Members this could be secured as a condition should the application be granted.

An aerial view of the site, photographs and layout plans, including the external area, of the building were shown to Members. The Officer advised Members the committee report stated 26 covers in the Tea shop, but this was restricted by condition to 24 covers.

The Members raised a number of queries regarding the report with the Planning Services Manager and these were answered in turn.

There were further representations made at the meeting from:-

Ward Councillors: Cllrs Tom Wye, Bob Smytherman and Norah Fisher

Supporter: Mr Philip Jones

The Members made a variety of comments regarding the proposal which included:-

- a positive proposal for Tarring, with increased footfall;
- competition, meaning more choice for residents;
- concern over the loss of accommodation;
- feasibility of the ramp;
- possible noise issues; and
- consideration of The Equalities Act.

After some consideration, the majority of Members agreed the Officer's recommendation to approve the application with an additional condition for noise solutions and the re-wording of condition 7 to impose a restriction on covers of 10 covers inside and 16 outside the building.

Decision

AWDM/0646/15: Change of use from mixed use (A1 on ground floor with ancillary living accommodation on first floor) to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor together with allied internal and external alterations including new boundary fencing.

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

1. 3 Years to implement
2. Build in accordance with approved drawings. No use of adjacent single storey storage building as tea room/hairdressers.
3. Trading hours limited to 8am to 6pm
4. No occupation until details of ventilation extraction systems agreed and so implemented.
5. No occupation until details of works to building and curtilage agreed and so implemented
6. No primary cooking except for baking cakes, bread/scones for sale on premises and warmed up light snacks
7. No more than 24 covers, with a maximum of 16 outside
8. No occupation until details of surface drainage agreed and so implemented
9. Noise insulation condition

AWDM/1202/15: Internal and external alterations (part retrospective) to convert premises to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor.

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

1. 3 Years to implement.
2. Build in accordance with approved drawings.
3. No occupation until details of works to building and curtilage agreed and so implemented.
4. Protect building during works

Application Number: AWDM/0915/15	
Site:	49B Bath Road, Worthing
Proposal:	Single storey rear extension

The Planning Services Manager advised there were no further comments to add to the report. The Members were shown site plans and referred to a withdrawn objection from the occupiers of the ground floor flat at No.47.

There was one further representation from the applicant, Mr Duncan Heath.

After some consideration, the Members agreed the Officer's recommendation to approve.

Decision

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

1. 3 years
2. Approved Plans
3. Materials to Match
4. No new windows – east side

Application Number: AWDM/1152/15	
Site:	36 Coronation Homelets Brougham Road Worthing
Proposal:	Disabled ramp and handrails to front entrance of No. 36

Councillor Edward Crouch left the room for this item.

The Planning Services Manager advised Members permission was sought for the construction of an improved access to the entrance of flat 36. There was already an existing concrete path to the flat block.

The Members agreed the Officer's recommendation to approve.

Decision

That this application be **APPROVED** subject to the expiry of the consultation period on 25 September without any adverse comments being received.

Subject to Conditions:-

1. Standard time limit
2. Approved Plans