

Minutes of a meeting of the  
Worthing Planning Committee  
21 October 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

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**WBC-PC/038/15-16      Declarations of Interest / Substitute Members**

There were no declarations of interest or substitute Members.

**WBC-PC/039/15-16      Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 22 September and 23 September 2015 be confirmed as a correct record and that they be signed by the Chairman.

**WBC-PC/040/15-16      Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/041/15-16      Planning Applications**

The planning applications were considered, see attached appendix.

**WBC-PC/042/15-16      Public Question Time**

There were no questions raised under Public Question Time.

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The meeting ended at 7.29 pm

Application Number: AWDM/0827/15	
<b>Site:</b>	<b>Anchor Court, Marine Crescent, Worthing, West Sussex</b>
<b>Proposal:</b>	Addition of third storey to roof to provide 3no. additional flats including infill extension to provide internal staircase, new balconies to south elevation, alterations to windows, doors and facing materials, and creation of separate patio areas for ground floor flats together with 4 new parking spaces at rear and refuse storage area and conversion of an existing garage to cycle store.

The Planning Services Manager referred Members to an addendum which had been circulated since publication of the papers. He advised Members the Officer's recommendation remained unchanged, apart from an extra condition to secure provision of a glazed barrier to prevent access, other than for maintenance purposes to the set back areas on the north and west elevations.

The Officer clarified there were 4 new car parking spaces to be provided and would be classed disabled compliant places.

The Members were shown various views of the application site and reminded that the proposal followed refusal of a similar scheme on design grounds. Comparison was made between the former and the new proposal, with Members being shown photographs from various angles and within the site itself.

There was one further representation made from an objector, Mr Christopher Lane.

After some discussion, the Members agreed the present building was in need of enhancement, therefore welcomed the new design and agreed the Officer's recommendation to approve.

## **Decision**

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

1. Build in accordance with approved plans
2. Submit and approve samples of facing materials and hard landscaping
3. Provide prior to first occupation trellis screens on the southern side of the new parking bays.
  - a) The four new parking bays (wheelchair useable)
  - b) The cycle store

- c) Three new terraces are provided for the ground floor flats onto Marine Crescent with landscape screening.  
as set out in the approved plans and retain thereafter.
4. No construction works other than 8am to 6pm M- F and 9am to 1pm on Saturday.
  5. Submit and agree scheme for dust suppression during construction and demolition.
  6. No new dwelling shall be occupied unless and until the Flood Response Plan in appendix D of the Flood Risk Assessment has been implemented and this shall be retained thereafter.
  7. No development approved by this permission shall commence until details for surfacing of the new car parking areas and the disposal of surface water from this has been approved by the Planning Authority'
  8. No development approved by this permission shall commence until details of the lift sump if required and the disposal of water from this has been approved by the Planning.
  9. No commencement of works unless and until details of a method statement for arrangements for storage of contractor's equipment, plant, parking and materials during construction has been submitted and approved and the development shall not be implemented other than in full accordance with any such approval.
  10. No occupation unless and until details of a scheme for communal satellite dish has been submitted and approved and the development shall not be implemented other than in full accordance with any such approval.
  11. Provision of glazed barrier to prevent access other than for maintenance purposes to the set back areas on the north and west elevations.

Application Number: AWDM/1492/14	
<b>Site:</b>	<b>66 Rectory Gardens, Worthing, West Sussex</b>
<b>Proposal:</b>	Demolition of existing industrial building and construction of 2 x 2 bed houses (two storey with roof terrace), 2 x 2 bed houses (three storey) and 4 x 4 bed houses (three storey), together with parking and landscaping.

The Planning Services Manager referred Members to an addendum which had been circulated since publication of the papers, which included a change in the Officer's recommendation. There was also one further representation, a letter received in support.

A site location plan and photographs, showing various views, were shown to the Committee, together with the proposed site plan.

Members felt the loss of the industrial premises was regrettable but on balance the majority of Members found the proposal acceptable as the design appeared sensitive to its setting.

One of the Members, as Ward Councillor for the area, advised that the current use had prompted noise and pollution complaints and had concerns about construction work taking place opposite the local school. He therefore suggested an additional condition which was agreed by the remainder of the Committee. However, he advised that residents' feedback had been positive and that the proposal was welcomed.

## **Decision**

That this planning application be delegated to the Director of the Economy to await the completion of a legal agreement to secure a review and suitable clawback mechanism should the development implementation be duly delayed and profitability improved, and subject to the following conditions:-

1. Implement within 3 years of commencement.
2. Build in accordance with approved drawings/submissions
3. No new windows in upper floor west flank of plots 1, 3 and 7 and east flank of plots 4, 6 and 8.
4. Obscure glazed upper floor windows in west flank of plot 1 and provide balcony/terrace screens as required.
5. Agree and implement construction and demolition method statement including minimise and mitigate impacts on adjoining buildings, controls on storage of materials/equipment/plant and parking and control of dust emissions, prior to works commencing.
6. Restrict construction and demolition works to 8am to 6pm Monday to Friday.

7. No occupation until details of roof terraces agreed and implemented.
8. Agree external materials, hard landscaping and domestic waste /recycling facilities prior to occupation and provide prior to occupation. .
9. Provide car and cycle parking and turning space and accesses (including improved sightlines) and amenity space and boundary treatments prior to occupation.
10. Agree and provide surface water and foul drainage facilities prior to occupation and provide.
11. Comply with bat mitigation measures prior to occupation.
12. Sustainable design – agree and implement scheme to provide on-site electric car charging point and meet 10 % of domestic energy demands by through on site micro renewable energy measures, prior to occupation.
13. Agree and implement scheme to assess extent of contaminated land and any necessary remedial action prior to works commencing.
14. The prevention of construction traffic/deliveries/collections at the site to be restricted during West Sussex County Council term time (38 weeks) between the hours of 08.15 to 09.00 and 14.45 to 15.45 with no parking/deliveries to take place between south from Hanover Court and 71 Rectory Gardens and north from 32 and 49 Rectory Gardens.

Application Number: AWDM/1318/15	
<b>Site:</b>	<b>1-3 Warwick Street, Worthing, West Sussex, BN11 3DE</b>
<b>Proposal:</b>	Installation of replacement external self-service machine for HSBC (re-submission of AWDM/1789/14).

The Planning Services Manager reminded Members this application had been refused at Committee earlier in the year.

The Officer stated the previous proposal for the replacement ATM would have been positioned awkwardly and failed to preserve or enhance the appearance of the Conservation Area. With the revised application, the new ATM had been moved back to the glazing line as per the existing one, with a very fractional projection.

### **Decision**

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

1. Standard time limit
2. Approved Plans

Application Number: AWDM/1351/15	
<b>Site:</b>	<b>Colonnade House, Warwick Street, Worthing, West Sussex</b>
<b>Proposal:</b>	Replacement shopfront.

The Planning Services Manager advised Members the proposal sought to change the existing timber and stainless steel shopfront to a black powder-coated aluminium-framed shopfront, and was brought to Committee as the building was Council-owned.

Members were shown photographs of the site and were in agreement the building looked tired and in need of urgent repair/refurbishment. They welcomed the proposal and were pleased the building was being 'brought back to former glory'.

### **Decision**

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

1. Standard 3 year time limit
2. Build in accordance with the approved submitted drawings.