

Minutes of a meeting of the
Worthing Planning Committee
13 January 2016
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: Head of Economic Growth, Principal Planning Officer, Solicitor and Democratic Services Officer

Before commencement of the meeting, the Chairman reminded Committee Members, Officers and members of the public that all meetings of the Council would now be voice recorded and the recording would be running continuously throughout the length of the meeting.

WBC-PC/057/15-16 Declarations of Interest / Substitute Members

Councillor Crouch declared an interest in application number AWDM/0124/15, MGM House, Heene Road as a Director for Worthing Homes.

Councillor Guest declared an interest in application number AWDM/0124/15, MGM House, Heene Road, as Ward Member. The Member advised she had spoken with the developer and residents, for and against the application, but would approach the item with an open mind.

Councillor Kevin Jenkins declared an interest in application in AWDM/1589/15, Land south of Northbrook College, Bohunt School, as Ward Member. The Member advised he would approach the item with an open mind.

WBC-PC/058/5-16 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 16 December 2015 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/059/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/060/5-16 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/061/15-16 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 10.10 pm

Application Number: AWDM/0124/15	
Site:	M G M House Heene Road, Worthing, West Sussex, BN11 4NN
Proposal:	Demolition of main MGM office building together with offices in Heene Place and replacement by redesigned and repositioned new part four and part five storey buildings on main part of site, arranged around central courtyard and including new block on Heene Road frontage to provide 33 retirement flats (C3) and 59 unit Assisted Living Extra Care Development (C2) communal and support facilities together with 10 affordable apartments (C3) in a two storey building by Heene Place and rearranged open car parking for 61 spaces including on south and eastern boundaries, landscaping including loss of frontage TPO tree, and alterations to access including re-sited Heene Road vehicular access on southern part of site.

The Principal Planning Officer advised the application for redevelopment of the MGM offices had previously been deferred to await further additional information from the Highway Authority. Discussions with the Highway Authority had taken place and revised comments could be found (which lent conditional support for the proposal) within the updated report and addendum which had been circulated to Members prior to the meeting.

The Officer highlighted parts of the addendum for the Members, which included the applicant's preference for a replacement holm oak in the central square of the development, a compromise solution regarding the footpath running between Heene Road and Brunswick Road and the offer of £50,000 towards landscape improvements in the local area to help mitigate the loss of the 3 TPO trees.

The Officer referred to the late submission of various e-petitions, hard copy petitions and comments from residents in opposition to the proposed development who were mainly concerned about the impact of the extended development and the loss of the TPO holm oak tree.

The Officer began his presentation by showing Members aerial views of the site and surrounds highlighted in the report, including the warehouse/workshop adjacent to Rowlands Road which formed part of the application site and had been used by MGM for ancillary B1 office purposes for many years.

Members were shown photographs of the MGM buildings and wider site and adjacent properties as well as the protected Holm Oak tree and footpath mentioned within the report. He showed Members the original form of the scheme which saved the holm oak

tree but explained that the proposal had been reconfigured as Officers felt the former application did not exploit the full opportunities of the proposal. The Committee were informed the South East Design Panel had given expert advice on the scheme and the proposed development had been endorsed by the Worthing Society and Conservation Area Advisory Group.

To assist Members, the applicants had produced Computer Generated Images (CGIs) showing various views of the proposal and site and plans showing the relationship of the proposal to adjacent properties including comparisons with the existing building. The key submitted plans were also shown.

The Officer advised the loss of the offices was regrettable but for reasons set out in the report, not least unviability and fall back position, this could not be resisted and the fact that the redevelopment would provide 33 retirement flats (C3) and 59 (increased by one) unit Assisted Living Extra Care Development (C2) together with 10 affordable flats (C3) lent support to the principle, contributing towards meeting housing need.

Officers felt the contemporary architectural style adopted would work well in the streetscene with no visual harm to the adjacent Conservation Area or listed buildings and an acceptable relationship to the surrounding residential properties had been demonstrated. The scheme was in all other aspects satisfactory.

Members were referred to the addendum for a revised recommendation from Officers.

Many of the Committee Members took the opportunity to ask questions for clarification of some points within the presentation, which the Principal Planning Officer and Head of Economic Growth answered in turn.

There were further representations at the meeting from the following:-

Objectors: Mr David Lincoln-Howells
Mr Mark Pawlak
Mr Tony Cohen
Ward Councillor Paul High

Supporters: Mr Steve Taylor from MGM
Mr Mike Alete (Architect)
Mr Matt Shellum (Agent)

The Members considered the application at length. There were a number of points raised and discussed, which included:-

- the neighbour amenity impact of the proposal;
- the resultant loss of office space;

- marketing of the MGM building;
- status of the building to the rear of 95 Rowlands Road and whether the appropriate procedures had been followed in making/processing the application;
- possible loss of privacy and light for neighbouring residential properties;
- the loss of the TPO tree; and
- design aspects of the proposal.
- drainage
- lighting
- land contamination
- comparative merits of the original scheme
- traffic impacts

To summarise, the Members were aware of the residents' concerns, the loss of the large office premises, circumstances of the warehouse/workshop building ancillary to the MGM offices and loss of the preserved holm oak tree. However, the Officers reminded Members the building already had consent to convert to flats and the mix, form and density was felt to be appropriate by Officers, hence the recommendation for approval.

Some Members were still unhappy with the scheme, in particular the contemporary design and impact on amenity of neighbours however, the majority were satisfied with the scheme and design, including the affordable housing element, and therefore agreed the Officer's recommendation.

Decision

That the decision in this case be delegated to the Head of Economic Growth to await the satisfactory completion of a s106 agreement requiring on-site affordable housing and development contributions to secure 3 off-site affordable housing and public realm improvements 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. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-
 - the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works.
 - Agree and implement dust emissions controls prior to commencement.
 - Restrictions on working hours for demolition and construction.
4. Reserve details of elevation and layout of north block prior to development above slab level.
 5. Provide and retain parking (including storage for buggies and cycles) and turning space and accesses; close redundant access.
 6. Operate in accordance with travel plan.
 7. Supply and agree a full noise assessment (BS 4142 style) by a competent acoustic consultant and appropriate mitigation controls including external mechanical plant associated with the flats and implement and retain prior to development above slab level.
 8. Agree and implement landscaping and boundary treatment including replacements for TPO holm oak and sycamores prior to occupation/first planting season, as appropriate.
 9. Agree and implement architectural details and facework samples prior to development above slab level.
 10. All residential accommodation built to an equivalent of or exceeding equivalent of Code For Sustainable Homes Level 4 in respect of thermal insulation and water efficiency and provide for at least 10% of energy demands of development by micro renewable energy generation, as agreed by Local Planning Authority
 11. Provide proposed ecological enhancement measures prior to occupation.
 12. No new plant or machinery without prior approval of Local Planning Authority
 13. Provide waste/recycling facilities a prior to occupation and retain.
 14. Agree scheme to investigate potential contaminated land and where appropriate remedial measures and implement.
 15. Agree and implement, prior to occupation, sustainable surface water drainage system including assessment of hydrological and hydro geological context and future management thereof.
 16. Provide all external amenity areas including prior to occupation
 17. Agree external lighting and implement.

18. Restrict occupancy of retirement accommodation to 60 years and over, excepting spouses.
19. No works to commence unless and until a method statement on the works has been agreed to mitigate the risk of settlement/heave/structural damage to Heene Terrace. Works to be carried out in full compliance.
20. No part of the development served from Heene Road shall be first occupied until such time as the vehicular access has been constructed in accordance with the details indicatively shown on drawing number 047.0055.004 and a construction specification submitted to and approved in writing by the Local Planning Authority. The vehicular access shall thereafter be implemented in accordance with the approved plans prior to first occupation.
21. No part of the development accessed from Heene Road shall be first occupied until such time as the existing vehicular accesses onto Heene Road have been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.
22. The existing southern vehicular access onto Heene Place/Brunswick Place shall be used for emergency purposes only.
23. No dwelling shall be occupied unless and until it has been demonstrated to the Local Planning Authority's satisfaction that adequate visibility at the Heene Rd vehicular access has been achieved and the parking bays rearranged, by way of secured Traffic Regulation Order (or revisions to existing orders), removing or amending the existing on street parking bays in the vicinity of the proposed access onto Heene Road, as required and the approved scheme fully implemented.
24. The pedestrian route running between Heene Road and Brunswick Road shall be gated at each end and shall be locked shut outside of the times 08:30-18:00 Monday - Saturday, except for emergency purposes.

It was also resolved that if the applicant subsequently decided not to sign the s106 agreement, the Head of Economic Growth be authorised under delegated powers to refuse the application.

Application Number: AWDM/1589/15	
Site:	Land south of Northbrook College, Broadwater Road, Worthing
Proposal:	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for variation of conditions 2, 4, 9 and 11 of Planning permission WSCC/031/15/WB for alterations of the site layout including revision to access and car parking arrangements and an additional hard play area plus design changes to cycle storage, refuse store and substation as part of the construction of the new Bohunt School.

The Head of Economic Growth presented this report, advising Members it was a revised application, the main change being the removal of the staff car park in front of the sports hall, which would have contained 51 spaces. It had now been proposed to move this to Queen Street. The Officer also stated the area in front of the sports hall was now proposed to be used as a combined hard play space and relief morning set down area.

He reminded Members that the Committee had raised a number of concerns with the original application for an Academy on the site and in particular the proposal to use Queen Street car park as a dropping off and picking up area for the school even though at that stage the car park was not under the control of the County Council. The current application sought to respond to this concern by using Queen Street for staff parking only. The Head of Economic Growth also advised the Committee that the car park was now included in the application site and that the Borough Council had agreed in principle to a lease to the Academy subject to the provision of 20 parking spaces for the public being available at all times.

The Officer referred Members to the addendum, which had been circulated before the meeting, which provided an update with regard to a revised consultation response from the Highways Authority, and a revised Planning Assessment and recommendation.

There were a number of questions raised by the Members, which the Officer and Headteacher of Bohunt School answered in turn.

Mr Adam Whitehead, the Headteacher, had also registered to speak in support of the application.

One query raised by Members concerned the revised School Travel Plan. However, Mr Whitehead assured Members the Plan was a 'living' document and that pupil and staff

surveys were being undertaken to understand the demand for different travel arrangements. One Member mentioned the availability of bike racks and felt the number should be increased. The Head of Economic Growth agreed to bring this to the County Council's attention although he pointed out that there was space on the site to increased cycle provision as the school expanded.

The majority of Members were happy to support the Academy, being satisfied with the progress made and agreed the Officer's recommendation.

Decision

That West Sussex County Council (WSSCC) be advised that the Council has no objection to the proposal subject to WSSCC imposing the following requirements:-

1. The development shall not be occupied until the vehicular access onto Broadwater Road, the signalised pedestrian crossing and the relocated bus stop have all been constructed.
2. With the inclusion of the site frontage as additional hard play space, it should be demonstrated that sufficient areas will be available on a regular and permanent basis for outdoor formal and informal recreation to meet the normal standards for a secondary school of 900 students.
3. The hard play area at the front shall only be used for play between the hours of 08:15 to 18:00 Monday to Friday and 09:00 to 17:00 on Saturdays with no use on Sundays and Bank or Public Holidays.
4. It should be demonstrated how the Queen Street car park can operate with maximum benefit and efficiency for all users with particular regard to highway safety measures to address the potential conflicts between cars, cyclists and pedestrians. There should be controls and means of segregating the academy and public parking areas with a clear statement of hours of availability and methods of enforcement for each area with particular reference to overnight parking arrangements for the public until the academy buildings open in the mornings.
5. The teaching block and sports hall shall not be used until there is an appropriate travel plan in place.
6. The teaching block and sports hall shall not be used until the areas within the site identified as dropping off and picking up areas have been properly laid out and marked out with clearly defined waiting, passing and circulatory areas and signage sufficient to meet the level of demand and to avoid waiting vehicles queuing onto Broadwater Road.
7. The teaching block and sports hall shall not be used until the car and cycle parking facilities have been provided in accordance with the appropriate standards to the satisfaction of the Local Highway Authority.
8. The revised soft landscaping proposals and the ecological enhancement measures shall be fully implemented in accordance with the submitted details.
9. There shall be liaison with Worthing College and Northbrook College to share the school bus from Grove Lodge roundabout to the town centre and the agreed arrangements shall be formally incorporated into the travel plan.

Application Number: AWDM/1250/15	
Site:	Beach House Park, Lyndhurst Road, Worthing
Proposal:	Installation of 2 no. A1 size non illuminated poster signs fronting Lyndhurst Road and 2 no. A1 size non illuminated poster signs & 2 other non illuminated signs fronting Brighton Road (6 in total)

The Head of Economic Growth presented this report advising Members the cafe (Palm Court Pavilion) was now open and the applicant wished to display signage to increase public awareness of the new cafe in the park. It was proposed to install 6 signs comprising 2 fronting Lyndhurst Road and 4 fronting Brighton Road.

The Officer stated the recommendation was to approve the signs 1,4,5 and 6 shown on the location plan, subject to conditions, but refuse signs 2 and 3 as it was felt these would result in a cluttered appearance and be harmful to the visual amenities of the locality.

There was a further representation from Mr Seamus Kirk, the applicant.

Members considered this application and after some discussion overturned the Officers recommendation and allowed the signage as set out in the decision below.

Decision

That consent be **GRANTED** For 2 slimline advertisements on both the Lyndhurst Road and Brighton Road central entrance points and a 12 month consent for two A1 signs on the outer piers on the Brighton Road frontage (eastern and western access points). Overall 6 adverts allowed, 2 on Lyndhurst Road and 4 on the Brighton Road frontage.