

Minutes of a meeting of the  
Worthing Planning Committee  
9 March 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:** Principal Planning Officer (Peter Devonport), Principal Planning Officer (Jo Morin), Principal Planning Officer (Ian Moody), Solicitor and Democratic Services Officer

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*Before commencement of the meeting, the Chairman agreed to a change in the order the applications would be heard, taking item 4.2, AWDM/1828/15, Elton Lodge, 22-24 Selden Road first.*

**WBC-PC/067/15-16          Declarations of Interest / Substitute Members**

Councillor Vicky Vaughan declared a pecuniary interest in item 4.3, AWDM/1111/14, Builders Yard North of 14 Highfield Road, as had been closely involved with the applicant and therefore elected to leave the room when the item was considered.

Councillor Paul Yallop declared a non-pecuniary interest in item 4.3, AWDM/1111/14, Builders Yard North of 14 Highfield Road, advising he was acquainted with the applicant however, would consider the application with an open mind.

Councillor Diane Guest declared a non-pecuniary interest in item 4.4, AWDM/1848, Ground Floor Flat 130 Rowlands Road, as had exchanged emails with the applicant in connection with the matter however, would consider the application with an open mind.

Councillor Louise Murphy elected to sit in the gallery and not consider item 4.5, AWDM/0063/16 as she had received the addendum too late to digest before the meeting.

Councillor Louise Murphy substituted for Councillor Noel Atkins.

**WBC-PC/068/5-16            Minutes**

**RESOLVED**, that the minutes of the Planning Committee meeting held on 10 February 2016 be confirmed as a correct record and that they be signed by the Chairman.

**WBC-PC/069/15-16            Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**WBC-PC/070/5-16            Planning Applications**

The planning applications were considered, see attached appendix.

**WBC-PC/071/15-16            Public Question Time**

There were no questions raised under Public Question Time.

**WBC-PC/072/15-16            Motion on Notice - Worthing Borough Council -  
High Salvington Mill**

The Principal Planning Officer (IM) introduced the report reminding Members of a Motion being put to Council by Councillor Tom Wye that a Policy be incorporated into the emerging Worthing Local Plan to protect the operational capacity of Salvington windmill. The Councillor's aim was to ensure sufficient wind flow could reach the windmill so that it could continue to function as a working mill.

The Officer briefly explained the current position to Members, advising the setting and location of the Mill. The Motion referred to the Council controlling the planting of trees however, the Council was unable to control this as not defined as development for which planning permission would be required.

The report considered the different mechanisms which could potentially be used to address the concerns which included reference to recent applications and a summary of the levels of protection from inappropriate development already in place.

The Officer referred Members to the conclusion and recommendation at the end of the report.

Councillor Tom Wye made a further representation to Members referring to his Notice of Motion and stressing to the Committee Members the importance of the Mill to Worthing and its community, its uniqueness and educational value.

The Committee Members all agreed the Mill was an asset for Worthing and were pleased with the content of the Officer's report. The Members were in support of the recommendation outlined within the report.

**RESOLVED,**

That Planning Committee Members had determined the Notice of Motion, as attached as Annex A, and request to Council that:-

- i) appropriate Heritage Experts (such as Historic England, Sussex Mills Group and SPAB) be appointed to advise on future risks to the operation of the Mill and if necessary, further technical evidence be prepared;
- ii) if further technical evidence be required then this be sought to inform the most appropriate course of action (likely to be funded by the Borough Council);  
and
- iii) once appropriate heritage advice is received, this matter should be considered by the Local Plan Working Group as part of the ongoing Local Plan Review.

**WBC-PC/073/15-16**

**Worthing Local Plan -  
Issues and Options Consultation**

The Principal Planning Officer (IM) presented this report advising Members a full review of the Core Strategy (to be replaced by a new Local Plan) was required to respond to significant changes to the planning system at national level, particularly how to plan for housing.

The Committee were being asked to comment on the content of the draft document prior to being approved for consultation by the Executive Member for Regeneration.

Members agreed this was an important piece of work; giving a broader view for the future of Worthing and stressed the importance of engaging extensively with members of the public. Members also believed there should be no delay in its approval. With regard to the timing of the six week consultation the report to Planning Committee explained that the May 5<sup>th</sup> local elections are of some relevance. Whilst the consultation document is not setting or proposing Council policy the report questioned whether Members would prefer to delay the consultation until after the election date rather than run the Issues and Options consultation over the election period.

Although Members acknowledged that there would be some sensitivities during the consultation they did not necessarily feel that this was reason enough to delay its launch until after the election. As such, it was generally agreed by Committee Members that the consultation should start as soon as was practicably possible.

In this regard the Council's Legal representative at the Committee meeting explained that purdah period before the election is of relevance. The Council's 2014 Conduct of Elections Guidance states that no public consultations dealing with local issues should be launched during the election period. Furthermore, the 'Code of Recommended Practice on Local Authority Publicity' (2014) states that '.....it is increasingly common that new consultations are not published during the pre-election period, in particular on any matter that may be considered politically sensitive or play into issues affecting the campaign.'

**RESOLVED,**

That after Planning Members' consideration of the report, and the attached Issues and Options consultation document, the Principal Planning Officer (IM) pass on comments made by the Planning Committee Member to the Executive Member for Regeneration prior to the approval of the document for consultation.

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The meeting ended at 9.35 pm

Application No: AWDM/1849/15	
Site:	<b>18 Hayling Rise, Worthing</b>
Proposal:	Ground floor infill extension and complete first floor extension with 1 dormer to south elevation, gable roof extension to west elevation and 4 roof lights to north elevation and gable roof extension to east elevation, new porch and raised patio.

The Principal Planning Officer (PD) introduced this application by showing Members an aerial view of the site, it's relationship to No 20 Hayling Rise, together with photographic evidence. The Officer advised the site was triangular in shape and sat on the corner of Hayling Rise, which ran north/south, and Foxley Lane, which was oriented west/east.

The officer advised the proposal was to enlarge and upgrade the existing bungalow by infilling the gap in the L-shaped footprint and building an additional storey to form a four bedroom chalet house, including projected new gable. This followed withdrawal of two similar applications last year.

The Officer felt the revised scheme was materially different to the previous scheme having lower eaves and slightly lower ridge line and the upper floor windows on the north and east elevations were obscure glazed. It was a better design as well as not causing undue harm to neighbours in terms of outlook and light. It is for these reasons the Officer recommended the planning application be approved..

The Members raised queries with the Officer which were answered in turn, including permitted development rights used for the garage and conservatory; neighbour impacts on outlook and light and how the design fits into local character. The merit of controlling external materials by way of an additional condition to avoid a mish mash of render and brick was accepted.

There were further public representations from:-

**Objectors:** Mr Trevor Andrews, Mr Ian Newman and Ms Helen Silman

**Ward Councillor:** Councillor Heather Mercer.

**Supporters:** Mr Bill Sahota, Mr Ron Davis and Mr Bob Dodds

The Members considered the application at length and following debate agreed to grant planning permission.

## Decision

The Planning Committee **GRANTED** permission, with the addition of a rendering condition and subject to the following conditions (summary)

1. Implement within 3 years.
2. Build in accordance with approved plans
3. Obscure glaze windows in north and east upper floor elevations
4. No new windows on upper floor north and east upper floor elevations
5. No works outside 8am to 6pm Monday to Friday.
6. Agree dust suppression measures
7. Control external facing materials

Application No: AWDM/1828/15	
Site:	<b>Elton Lodge, 22-24 Selden Road, Worthing</b>
Proposal:	Change of use from residential care home (Use Class C2) to house in multiple occupation with 22 separate units and communal kitchen area on ground and first floors and external alterations.

The Principal Planning Officer (PD) advised Members that since the report was published and speaking with the Environmental Health Officer, it had come to light the Council that a document relating to Standards for Houses in Multiple Occupation was now being used by Environmental Health Officers in applying relevant Regulations. These standards are similar to those adopted by other London Boroughs.

The Officer advised there had been concerns raised regarding the quality of the accommodation and felt that in view of the publication it would be important to re-assess the change of use to fully understand where it does or does not conform. The standards would also be discussed with the Applicant.

Officers therefore recommended the matter be deferred to allow further consideration and more advice from the Environmental Health Officer.

The Members agreed this change of use application be **DEFERRED**, with the Standards for Houses in Multiple Occupation document to be presented to the Committee for consideration.

Application No: AWDM/1111/14	
Site:	<b>Builders Yard North of 14 Highfield Road, Worthing</b>
Proposal:	Continued use of premises for printers and allied office and storage and allied improvement works including retention of single storey extension, replacement of existing attached front storage building with new flat roofed building, single storey extension, construction of new front garage and reconstruction of south boundary wall with new entrance gate.

*Councillor Vicky Vaughan left the room for this item.*

The Principal Planning Officer introduced this application advising Members the application was part retrospective, seeking to regularise the primary use and the building works already carried out, as well as gain consent for the proposed additional works and extension. The additional works included replacing the single storey front storage building, build a new front garage and construct a new south boundary wall.

Members were shown an aerial view of the site, photographs and the revisions to the scheme that had been negotiated.

Since the use had started in earnest no complaints had been received regarding the operation of the business itself.

The revised scheme would avoid any unacceptable impact , especially bearing in mind the site could resume unrestricted use as a builders yard and the scale and design of the buildings were satisfactory .

The Officer recommended approval.

Members were of the opinion the application would mean a vast improvement to the formerly vacant site and were happy to approve, with amendments as agreed with the Officer to extend controls over permitted development in Condition 11 to include any operational works or business changes of use available to the new use to prevent further intensification and harm to neighbour amenity; preclude working on Sunday and Public Holidays in condition 4 and amend condition 3 by deleting reference to the list of approved equipment and substituting a noise restriction to be agreed with the Environmental Health Officer and Chair ( Condition subsequently agreed with Environmental Health Officer).



## Decision

The Planning Committee **APPROVED** the application subject to conditions (summary)

1. 3 years to implement
2. Build in accordance with approved drawings
3. No use for printing other than ancillary to the office use and no use of litho printing presses. In any event, the rating level of noise emitted from the proposed development shall be at least 5dB below the background noise level. The rating level shall be determined by measurement or calculation at the boundary of the nearest noise sensitive premises or at another location that is agreed with the LPA. Measurements shall be made in accordance with BS4142:2014. The background noise level shall be expressed as an LA90 1hour and the ambient noise levels shall be expressed as an LAeq, 1hr during the daytime (07.00 – 23.00) and as an LA90 and LAeq,5 mins during the night (23.00 – 07.00).
4. Restrict operational hours to 8am to 6pm Monday to Friday and 9am to 5pm Saturdays but allowing office use only up until 9pm on such days No working on Sundays or Public Holidays.
5. No access on to the roof of the existing or proposed single storey building in front of the two storey building except for emergency and maintenance
6. No external lighting
7. No occupation of the replacement front extension unless and until the raised boundary wall /fence has been built.
8. No openings in the south side of the garage; and single storey front extension and south and east elevation of the two storey building.
9. Agree and implement surface water drainage
10. Precautionary land contamination
11. Notwithstanding the General Permitted Development Order no permitted use for residential purposes and removal of Permitted Development for operational works or other business changes of use .
12. Details of facing materials.
13. Method statement for construction/demolition works including dust suppression.
14. Restrict hours of construction /demolition to 8am to 6pm Monday to Friday.

Application No: AWDM/1848/15	
Site:	<b>Ground Floor Flat, 130 Rowlands Road, Worthing</b>
Proposal:	Single storey rear extension.

*Councillor Vicky Vaughan returned to the meeting.*

*Councillor Louise Murphy left the meeting at 8.25pm.*

The Principal Planning Officer (JM) introduced the application and gave a brief presentation by reference to a block plan showing the position of the extension, photographs with the existing and proposed floor plan.

Permission was sought for single storey rear extension following removal of most of the existing rear single storey structure. The Officer advised the extension would measure 7.92 metres in depth and be a combination of matching brickwork and cedar cladding with PVCu windows and doors.

Officers were concerned as to the scale, and in particular the depth, of the proposed extension in relation to the plot, and for this reason the recommendation was for refusal.

The Addendum report set out further information in support of the proposal received from the applicant following publication of the agenda.

Following consideration of the application, the majority of Members agreed the Officer's recommendation.

## **Decision**

That the planning application be **REFUSED** for the reason(s):-

Having regard to the scale and pattern of development in the locality, the proposed rear extension would, by reason of its excessive size, notably its depth in relation to the host dwelling and garden area, represent a cramped overdevelopment of the site. If permitted the proposal would set a harmful precedent for further similar proposals related to other dwellings in the site vicinity, the cumulative effect of which would be harmful to the existing character and appearance of the area resulting in overdevelopment. The proposal is therefore contrary to Core Strategy policy 16, Saved Worthing Local Plan policy H16, and the National Planning Policy Framework.

The Committee invited the applicant to make a revised application for a reduced depth of extension.

Application No: AWDM/0063/16	
Site:	<b>Recreation Ground Goring, Fernhurst Drive, Worthing</b>
Proposal:	5 no. 10 metre high steel posts 10 metres apart; de-mountable netting between posts.

The Principal Planning Officer (JM) introduced the application and gave a brief presentation by reference to an aerial view of the site and photographs.

Permission was sought to replace the existing flag poles with 5 new 10 metre high steel posts spanning a distance of 40 metres. It was proposed to install a demountable system of mesh netting in-between the posts. The purpose was to stop balls straying from the ground preventing damage to parked cars and property.

Members had also received an addendum since the papers were published, advising further information from the applicant but the recommendation remained as per the original report.

### **Decision**

The Planning Committee **APPROVED** the application, subject to the following conditions:-

1. Standard 3 year time limit
2. Build in accordance with the approved submitted drawings
3. Agree the colour of the posts and netting