

Minutes of a meeting of the
Worthing Planning Committee
13 April 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: Planning Services Manager (GP), Team Leader, Environmental Health (BR), Solicitor (CP) and Democratic Services Officer (HK)

WBC-PC/074/15-16 Declarations of Interest / Substitute Members

Councillor Kevin Jenkins declared an interest in Item 1, Elton Lodge, 22-24 Selden Road, advising he had previously worked with one of the registered speakers however, would consider the application with an open mind.

Councillor Kevin Jenkins declared an interest in Item 2, Brooksteed Alehouse, 38 South Farm Road as Ward Councillor and would consider the application with an open mind.

There were no substitute Members.

WBC-PC/075/5-16 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 9 March 2016 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/076/15-16 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/077/5-16 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/078/15-16 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 8:30 pm

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| Application Number: AWDM/1828/15 | |
| Site: | Elton Lodge, 22-24 Selden Road, Worthing |
| Proposal: | Change of use from residential care home (Use Class C2) to house in multiple occupation with 20 Bedsits and allied communal facilities together with one studio flat (C3) and external alterations. |

The Planning Services Manager introduced the application, advising Members that since despatch of the papers and following negotiations, the applicant had submitted a Schedule prepared by the architect, which was shown on the screen. The Schedule had been produced in collaboration with the Environmental Health team.

At this stage, the Officer introduced Bruce Reynolds, Team Leader, Environmental Health, who had agreed to attend to answer any queries raised by the Members.

The Officer briefly outlined the Schedule for Members, which was a more detailed plan of the proposed layout of the building, including internal changes, i.e. kitchens and washing/drying rooms. He advised the applicant had agreed the Schedule could be secured by condition, ensuring details installed prior to occupation, should the application be approved.

The Planning Services Manager advised Members a further 17 objections had been received from 13 different properties in the form of a standard letter, which the Officer read out.

The Officer briefly ran through the revised application showing Members an aerial view of the site, various photographs and revised floor plans.

There were further representations from:-

Objectors: Mr Peter Dawson
Mr Ian Cottington-Bray
Mrs Ruth Cottington-Bray

Ward Councillor: Cllr Keith Bickers

Supporters: Mr James Hannah
Ms Rani Saimbi

The Members raised a number of queries with the agent, Mr James Hannah, and the owner, Ms Rani Saimbi which were answered in turn.

A number of the Members still had concerns with the amended scheme; those concerns included:-

- marketing of the site/alternative uses of the building;
- internal layout of the building;
- whether the development would attract professional workers/'vetting' process;

- likelihood of anti-social behaviour problems; and
- clustering/'Getting the Right Mix of Homes (Policy 8 - Core Strategy).

The Chairman asked the representative from the Environmental Health team to explain the regulatory framework and the rationale behind some of the decisions made which could assist Members when coming to a decision.

The Officer advised the regulatory framework for the standards, which had been adopted throughout Sussex, were based upon national standards/national regulations and were the standards applied to any House in Multiple Occupation that came to their attention.

He stated Environmental Health's main objective would be safety for residents, e.g. escape in case of a fire and not the impact an HMO would have on the community or whether would give rise to anti-social behaviour. However, the Officer advised Members the applicant had approached the Environmental Health team to see whether the facility met their requirements.

The Planning Services Manager advised Members a key point from any planning decision would be to relate back to a planning policy that you could justifiably refuse planning permission on. Regarding concerns raised about mix of houses and clustering, there needed to be good evidence in place in the absence of any specific policy in the Core Strategy.

To assist Members with their decision, the Solicitor briefly outlined paragraph 14 of the National Planning Policy Framework.

Members considered the application at length, with the majority of Members agreeing the Officer's recommendation for approval.

Decision

Approve subject to the following conditions:-

1. Three years to implement use.
2. Implement in accordance with approved plans.
3. Provide car and cycle parking and domestic waste storage and reinstate flank boundary wall
4. No use for hostel or residential institution
5. Restrict bed sits to single occupancy.
6. Bedsits shall not be managed other than in full compliance with the Management Plan.
7. Schedule - no occupation unless until the facilities set out in the submitted schedule have been provided and these shall be retained thereafter unless otherwise agreed with the LPA.

Prior to considering the second application, the Chairman reflected on the previous application, Elton Lodge, and felt a gap between planning policy and Environmental Health standards had been identified in relation to HMOs and proposed, through the Planning Services Manager, that the Director for Economy produce a report for the 29 June 2016 meeting to investigate the likelihood of a Supplementary Planning Document (SPD) that set out the standards necessary, particularly quality, for an HMO, together with the Local Plan looking at clustering/saturation of HMOs within Wards/roads to see if evidence to support.

The Members were in agreement.

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| Application Number: AWDM/0242/16 | |
| Site: | Brooksteed Alehouse, 38 South Farm Road |
| Proposal: | Variation of condition 4 of approved application AWDM/1169/13 to change opening times to Tuesday-Saturday 11:30-21:30 (drink up by 22:00) Sunday 11:30-17:30 (drink up by 18:00) |

The Planning Services Manager briefly outlined this variation of condition for Members, which sought to extend opening hours through the afternoons.

There were further representations from:-

Ward Councillors: Cllr Bryan Turner
Cllr Val Turner

Supporters: Mr Nick Little
Mr Mark Griffiths

The Members felt the existence of the micro-pub had helped regenerate the area and appeared to be a well-run establishment.

Decision

That permission be **GRANTED**, subject to the following conditions:-

01. The micro-pub hereby permitted shall only be open for trade and business between 11.30 and 21.30 hours (drink up by 22:00) on Tuesday to Saturday (inclusive) and between 11.30 and 17.30 hrs (drink up by 18:00 hours) on Sundays.