

Minutes of a meeting of the
Worthing Planning Committee
1 June 2016
at 6.30 pm

Councillor Kevin Jenkins (Chairman)
Councillor Vicky Vaughan (Vice-Chairman)

Councillor Noel Atkins
Councillor Diane Guest
Councillor Paul Westover

Councillor Edward Crouch
Councillor Hazel Thorpe
Councillor Paul Yallop

** Absent

Officers: Planning Services Manager, Senior Planning Officer, Solicitor and Democratic Services Officer

Before the commencement of the meeting, the Chairman welcomed the two new Members to the Planning Committee, Councillors Thorpe and Westover, and thanked Councillors Doyle and Morgan for their past time on the Committee.

WBC-PC/001/16-17 Declarations of Interest / Substitute Members

Councillor Noel Atkins declared an interest in Items 7 and 8, as Ward Councillor.

There were no substitute Members.

WBC-PC/002/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 13 April 2016 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/003/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/004/16-17 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/005/16-17 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 10:10 pm

Application Number: AWDM/1640/15	
Site:	The Montague Centre, Liverpool Road, Worthing
Proposal:	Construction of new freestanding glazed kiosk and change of use of units 1 and 2 and 6 to 12 to create A3 floorspace at Montague Shopping Centre, and public realm improvements, including landscaping and other associated works.

The Chairman advised the Committee that a request had been received from the applicant to defer the item in order that further information could be provided to the Council.

He advised it was clearly in the interests of the decision-making process to have all relevant information prior to the decision being made. The decision to defer was made so that members of the public did not attend the Committee meeting unnecessarily.

Application Number: AWDM/0614/16	
Site:	Land South East Corner of Amberley Drive, Marine Drive, Worthing
Proposal:	Change of use of land to caravan and camping site with 46 pitches. Erection of amenity block building comprising toilets and showers, laundry room, store, office and reception. Construction of vehicular crossover and provision of parking and bin storage area.

The Planning Services Manager advised Members that consultation for the application had recently ended and further representations had been received since publication of the papers. There were a total of 420 letters in objection and 11 letters in support. The Officer also updated Members on the consultation responses.

The Planning Services Manager began his presentation by reference to the block plan of the proposal, which was divided into two parts for caravans and camper vans, and photographs showing various views of the site.

He informed Members the agent, on behalf of the applicant, had recently offered to delete the amenity block from the proposal however, the Officer reminded Members the block formed part of the proposal under consideration. He later added that in his opinion because of the open character of the area, whether or not the amenity block was part of the proposal, he still believed the change of use would be detrimental.

The Planning Services Manager concluded that Officers considered the proposal would severely affect the character of the area to its visual detriment hence the recommendation for refusal.

There were further representations from Bob Niall, Ilex Conservation Group, Andrew Alexander and David Sawers, The Worthing Society, and the Ward Councillor, Cllr Mark Nolan, all in support of the Officer's recommendation to refuse.

After listening to the comments made by the representatives, the Members unanimously concluded that the proposal would adversely affect the visual character of an important area to a significant degree and agreed the Officer's recommendation to refuse.

Decision

The permission for change of use was **REFUSED** for the following reason:

01. The proposed development by virtue of its scale and appearance would adversely affect the open and undeveloped character of the area which forms an important visual break between Goring and Ferring. The proposal therefore fails to comply with guidance within the National Planning Policy Framework, in particular Section 11, and policies 5, 13 and 16 of the Worthing Core Strategy 2011.

Application Number: AWDM/1583/15	
Site:	Kingsway Hotel, 117-119 Marine Parade, Worthing
Proposal:	Change of use of Hotel (C1) to 11 x 2 bedroom apartments and 1 x 1 bedroom apartment and 2 x 3 bedroom flats (1 Queens Road) including demolition of existing flat roof extension and rebuild original Victorian rear extension and replacement of various windows with 10 parking spaces and associated landscaping.

The Planning Services Manager informed Members of an update to the report from the agent as to the marketing of the property, stating they felt it had been marketed at a realistic price for a sufficient period of time. In their opinion, they concluded the Hotel was not financially viable.

Members were shown an aerial view of the site, together with location and block plan, and photographic evidence showing Thorn Road as being closest to the application site.

The Officer concluded the case had been difficult to consider and the recommendation was made on balance. It was clear there were difficulties running hotel businesses of this type, decisions had been made allowing change of use to others close to the site and there was the benefit of securing of affordable housing contributions. For these reasons, it was felt the recommendation of granting permission was justified.

There were further representations from:-

Objector: Debbie Mason
Applicant/Supporter: Kam Sagar

Members discussed the application at length, raising a number of queries with the Officer, which were answered in turn.

In summary, the Members felt it was difficult for smaller hotels to compete with the larger, well-known establishments even though there was a wish to promote tourism in Worthing. Even though they would lament the loss of the hotel, the majority decided to agree the Officer's recommendation to grant permission.

Decision

That permission be **GRANTED** subject to the completion of a legal agreement securing a financial contribution to the provision of off-site affordable housing, subject to the following conditions:-

01. Full Permission
02. The development permitted by this planning permission shall only be carried out in accordance with the approved FRA submitted prepared by GVA/Bilfinger dated October 2015 and the following mitigation measures detailed within the FRA:
 - i. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven (as detailed on page 14-15 of the FRA).
 - ii. Other mitigation measures detailed in the FRA.
 - iii. Flood boards will be used on the ground floor level as agreed with the engineering department at Worthing and Adur District Councils.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority (LPA).

Reason:

- i. To ensure safe access and egress from and to the site.
 - ii. To reduce the risk of flooding to the proposed development and future occupants.
 - iii. To reduce the risk of flooding to the proposed development and future occupants on the ground floor (as the change of use is from first floor sleeping to ground floor).
03. Submission of method statement submitted and agreed (including contractors parking/storage and site set up; dust suppression).
04. Approval of materials.
05. Hours of Construction.
06. Development in accordance with approved plans.

Informative – precautionary contamination.

Application Number: AWDM/0418/16	
Site:	32 Vale Avenue, Worthing
Proposal:	Proposed two bungalows in the rear garden of 32 Vale Avenue, together with new access drive and landscaping.

The Planning Services Manager advised one further representation had been received since publication of the papers. Members were shown an aerial view of the site, proposed site plan, floor plans, elevations and photographs.

The Officer advised that although the application site sat on a corner plot and the garden was larger than most others in the vicinity, it was still considered the proposed development did not reflect the pattern of development in the area and was excessive for the site. Accordingly, he advised the application was recommended for refusal.

Members raised queries on the presentation, which were clarified by the Officer.

There were further representations from Councillor Louise Murphy (Ward Councillor), Councillor Tom Wye and Ms Norah Fisher, all objecting to the Officer's recommendation to refuse.

Members discussed the application at length, and raised a number of points with the Officer. In summary, Members were minded to approve the application but felt there were matters relating to building regulations and emergency vehicle access which needed further clarification; this included a need to determine whether this proposal was the best layout for the site.

The Planning Services Manager assured Members he had a good working relationship with the applicant's agents and felt outstanding matters raised could be resolved satisfactorily.

Decision

That the application be delegated with a view to approval to ensure that the relevant aspects of the Building Regulations could be satisfactorily addressed with particular reference to the vehicular access to the dwellings and access by the emergency services. If such matters cannot be addressed, then the application would be brought back to Committee for further consideration.

Application Number: AWDM/1566/15	
Site:	14 West Avenue, Worthing
Proposal:	Change of Use to restaurant with ancillary educational catering/dining classes and catering service (Use Class A3 with ancillary D1).

The Senior Planning Officer began his presentation by showing Members an aerial view of the site indicating the main features, and details on the proposed floor plan. The Officer advised 40 people were expected in the restaurant at lunchtimes and for afternoon tea and it was envisaged 12 using the academy.

Photographs were shown of the inside of the site, and Members were advised that Officers would be treating the means of ventilation by condition should the application be approved by the Committee.

The Officer advised Members the visual impact, trees and conservation area were addressed within the report, but felt the main issue to consider was accessibility and parking. Officers believed there was a clear difference between Health Spa use, previously approved, and what was intended. It was felt the inherent activities of the restaurant and cooking school would give rise to intrusive and un-neighbourly noise and disturbance therefore, together with the highway and parking impacts, the Officers recommended refusal.

There were further representations from John Rogers, Keith Sisley and Michael Baldwin, all in support of the Officer's recommendation to refuse.

The Members debated the application, with some Members requesting further information regarding highway issues, i.e. parking layout of the site and number of trips that the proposal was likely to involve. At this stage, the Solicitor felt it appropriate to refer Members to the fifth paragraph under the heading 'Accessibility and Parking' within the report.

After some further discussion, the Members' preference was to defer the decision on change of use for further information to be obtained on the points raised by the Committee. Concerns raised were noted by the Officer.

Decision

That the application be **DEFERRED** for further information regarding hours of operation, means of ventilation, and parking and highway safety impacts.

Application Number: AWDM/0487/16	
Site:	Ground Floor Flat 130 Rowlands Road
Proposal:	Single-storey rear extension.

The Planning Services Manager briefly outlined the application by showing photographs of the site. The revised proposal was for a single storey rear extension which had been reduced in depth.

There was a further representation from Sarah Palmer, an objector to the proposal.

After a brief discussion, the majority of Members believed the extension was now less dominant and therefore acceptable in planning terms.

Decision

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

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching brickwork and cedar cladding in accordance with application details
4. Boundary screen fencing to be agreed and installed to west boundary.

Councillor Edward Crouch left the meeting at 9.20pm.

Application Number: AWDM/0404/16	
Site:	1 Furze Road
Proposal:	Change of use of detached garage to gym, games room and study and associated alterations.

The Planning Services Manager had nothing further to add to the report, subject to plans being completely correct; these plans had not been received prior to the meeting.

Members were shown photographs of the building, which was not in use at present. The Officer advised concerns had been raised as to the change of use however, he advised Members there were no grounds to refuse, subject to receipt of amended plans.

There was a further representation from Trevor Andrews, High Salvington Residents' Association.

Decision

That subject to the receipt of a plan, accurately showing the fenestration on the building, planning permission be **GRANTED**, subject to the following condition:-

1. Approved Plans condition (upon receipt of amended plan)

Application Number: AWDM/0430/16	
Site:	7 Ellis Avenue
Proposal:	Rear extension incorporating a hip-to-gable roof enlargement together with two flat roof side dormers to provide rooms in the roof.

The Senior Planning Officer advised Members two additional objections had been received since the Committee report was published.

The Officer indicated there was a change in gradient north to south along the road, No. 9 set higher than No. 7, and No. 7 higher than No. 5. He advised the bulk of the building was at the back, with the front unchanged, and although appeared larger Officers felt it still resembled a bungalow in its architectural form as the ridge and eaves were not increased. In Officer's opinion the street scene impact would be minimal.

For their information, Members were shown a comparable proposal which could be built under Permitted Development Rights, where the Council would have no control.

The Officer concluded his presentation by stating that on balance Officers were recommending approval as overlooking was insufficient justification for refusal.

There were further representations from Richard Wise, Trevor Andrews and Janet Weir, all in objection.

Members were divided in their determination of the application however, the majority agreed the Officer's recommendation to approve.

Decision

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

- i) Standard time limit
- ii) Approved Plans
- iii) Exterior materials/finishes to match existing
- iv) Notwithstanding the submitted drawings dormer windows be obscured and top hung
- v) Notwithstanding "pd" no further windows/openings above eaves height