

Minutes of a meeting of the
Worthing Planning Committee
29 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: Head of Economic Growth, Planning Services Manager, Solicitor and Democratic Services Officer

The application were considered in the following order - Items 4.1, 4.2, 4.3, 4.5, 4.6, 4.8, 4.4, 4.7, 4.9, 4.10, and 4.11.

WBC-PC/006/16-17 Declarations of Interest / Substitute Members

Councillor Kevin Jenkins confirmed Items 4.5 (AWDM/0577/16 & AWDM/0578/16), 4.10 (AWDM/0458/16) and 4.11 (AWDM/0492/16) were all Worthing Borough Council related applications.

Councillor Hazel Thorpe declared an interest in Item 4.10 as a Trustee of the Maybridge Keystone Centre and elected to leave the room for this item.

Councillor Noel Atkins declared an interest in item 4.7 (AWDM/0104/16) as Ward Councillor.

Councillor Edward Crouch stated he was a Director of Worthing Homes and declared he held strong opinions on affordable home related applications.

Councillor Paul Westover declared an interest in Item 5 as Central Ward Councillor and was acquainted with the owner, however, advised he would consider the item with an open mind.

Councillor Diane Guest declared an interest in Item 1 (AWDM/1640/15) as a Steering Ward Member of the Worthing Town Centre Initiative (WTCl), Item 2 (AWDM/0301/16) as acquainted with the caretaker and landlady of the holding company, Item 5 as the applicant is known to the Councillor and also a Steering Ward Member of the WTCl and

Item 11 (AWDM/0492/16) as a Trustee of the South Downs Leisure Board. Councillor Guest advised she would consider all these items with an open mind.

Councillor Vicky Vaughan declared an interest in Items 2, 8 (AWDM/0568/16) 9 (AWDM/0633/16) as Ward Councillor and advised would consider these items with an open mind. The Councillor later declared an interest in Item 1 as the owner of The Coffee House, within the Montague Centre, was one of her clients.

There were no substitute Members.

WBC-PC/007/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 1 June 2016 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/008/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/009/16-17 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/010/16-17 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/011/16-17 Proposed Adoption of Pre-Application Charging Fees

The Head of Economic Growth advised no further representations had been received and following further consultation, there had been no opposition to the proposal.

A Member raised a query as to whether all community and voluntary organisations should be exempt from charges.

Following discussion, the Members felt that the size of the project should dictate whether to charge Voluntary or Community Groups or not and it was agreed that the following should be added to the notes accompanying the charging regime:-

‘Community and Voluntary Organisations undertaking minor developments, which directly benefits Adur and Worthing residents and businesses, may not be charged depending on the precise nature of the development proposal. Any major application would be charged in accordance with the charging schedule. In considering exceptional cases, these will be considered in consultation with the Chair of the relevant Planning Committee’.

Decision

The Committee Members **AGREED** to adopt the Pre-application Charging Schedule set out in the report, to include the amendment set out above. The charging regime to commence on 1 August 2016 and reviewed in 12 months time (August 2017).

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.

Members were shown an aerial view and various photographs of the site by the Head of Economic Growth, who advised the main issues to consider were the loss of retail units, the impact of the kiosk upon the visual character of the area and resultant loss of the sycamore trees.

The Officer outlined the key elements of the proposal which included new paving; the removal of shop front canopies to be replaced with individual retractable awnings; removal of existing trees and planting of replacement trees; and new street furniture.

Members were shown a block plan and montages of the proposal, the Officer advising that the site was located within the Conservation Area. He informed Members close to the rear of the units to the west were residential buildings within Alexander Terrace, and beyond the listed buildings of Liverpool Terrace.

Economic Development had expressed concern regarding the loss of primary A1 retail and advised the need to retain a balance of A1/A3 through the centre. As to the impact on the wider Town Centre, the Members were referred to the Head of Place and Investment comments within the report. The Officer had stated there was clear evidence to support the economic case made by the applicant and he was now happy to support the scheme albeit that it was an, on balance, recommendation.

Before closing, the Officer advised Members three further letters of support had been received since publication of the papers, and a petition received with 91 signatures in support. The Worthing Society had also provided a late submission objecting, in particular, to the kiosk, and in response to the Rebuttal Statement filed by the applicant's agent and published in the revised report. A letter in support had also been received from the President of Worthing & Adur Chamber of Commerce.

The Head of Economic Growth kept his presentation brief as there were a number of registered speakers for and against the proposal.

There were further representations from-

Objectors: Mr David Sawers
Mr David Clark
Mr Bob Niall
Ward Councillor: Cllr James Doyle
Supporters: Ms Tina Tilley
Mr Chris Spratt
Mr Stuart Mitchell

Members raised a number of queries with the Officer, which were answered in turn. One Member requested Officers encourage the applicant provide good accessible toilets within the proposal which was agreed.

The proposal was discussed at length and all agreed a finely balanced decision had to be made.

In summary, even though there were regrettable elements to the application, the Members concluded the Montague Centre was in need of investment and to resist the application would result in a missed opportunity for Worthing.

Members unanimously agreed to grant permission however, with the proviso Condition 11 be amended as it was felt unduly restrictive. It was also agreed to add an informative encouraging the provision of good quality accessible toilets.

Decision

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

1. Approved Plans
2. Full Permission
3. No part of the development shall be first occupied until such time as the servicing lay-by has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety
4. No development shall be commenced until such time as a Traffic Regulation Order restricting the use of the servicing lay-by in accordance with details to be submitted has been approved by the Highway Authority and written confirmation of this approval has been made available to the Local Planning Authority.
Reason: In the interests of road safety.
5. 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.

Reason: In the interests of highway safety and the amenities of the area.

6. The hours of operation shall be restricted to 07:00 to 23:00 hours, no deliveries to or collections from the units shall take place other than between 07:00 to 21:00 hours Monday to Saturday and 10:00 to 18:00 hours on Sunday and no bottles shall be placed into any outside receptacles after 22.00 hours or before 07:00 hours.
7. The use hereby permitted shall not be carried on unless and until details of suitable systems for the extraction and disposal of cooking odours (including details of the extract fans, filters, fan units and ducting together with method of noise abatement, as well as details of extraction hoods) for each Unit has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions and no plant or equipment, including the kitchen ventilation and extraction system, shall be operated on any unit except between the hours 07:00 to 23:00 hours
8. Landscaping
- 9 Use Class Restriction
- 10 Materials
11. The change of use of Units 1 and 2 shall not be implemented until a contract has been let for the construction of the proposed kiosk.
12. The existing mature trees on the site shall not be felled until a contract has been let for the construction of the new A3 unit.

The meeting was adjourned at 7.55pm and reconvened at 8.00pm.

Application Number: AWDM/0301/16	
Site:	The Elms, 66 Broadwater Street East, Worthing
Proposal:	Conversion of public house into 5 flats with proposed roof dormers to each of north, south and east elevations and two rooflights to west elevation. Part of existing car park on south side to be retained for flats. Erection of a terrace of four 3-bedroom houses to rear of public house on land to west.

The Planning Services Manager began his presentation informing Members the site was within a Conservation Area and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applied to the application. The Officer stated there had been no further representations since publication of the papers however, contact had been made regarding the possible use of the building as a nursery, and Members were advised this issue had been dealt with comprehensively within the report.

An aerial view of the site, block plan of the proposal, and photographs were shown to Members and the Officer gave a brief outline of the application, which included the impact on residents and neighbouring properties.

The Planning Services Manager advised it was apparent from the representations received from the majority of residents that their main concern was the effect the proposal would have on traffic and highway considerations and the Officer understood their concerns.

He informed Members 9 parking spaces were proposed as part of the proposal, 7 to the southern side of the former pub building and 2 to the west, and that these were unallocated spaces and equated to 1 per unit. However, the Local Highway Authority had concluded that even though the nine spaces caused a shortfall by one space, their position of no objection stood.

In conclusion, the Officer felt the proposal was acceptable on planning grounds and the recommendation was for approval.

There were further representations from:-

Objectors: Mr Paul Bristow
 Mr Nick Child
 Ms Laura Lines

Ward Councillors: Cllr Paul Baker & Cllr Nigel Morgan
Supporter: Mr Simon Bareham

Members discussed the application at length, considering the points raised by the various speakers.

In summary, the majority of Members regretted the loss of the public house in the area, but agreed there had been no evidence of the pub serving as a well-used facility. They felt there was a definite need for additional housing in the town and the majority found the proposal difficult to resist. However, the Committee also understood the residents' objections on highway and traffic grounds and suggested two additional parking spaces be provided within the development.

The Committee felt there was a need for the Broadwater Ward Councillors to work with the County Council, on behalf of the residents, to alleviate the highway and traffic problems in the area.

Decision

That planning permission be **GRANTED**, subject to the completion of a Section 106 agreement securing the provision of an off-site contribution for affordable housing, revised plans to include two additional parking spaces replacing a communal garden area and subject to the following conditions:-

1. Approved Plans
2. Full Permission
3. No part of the development shall be first occupied until such time as the existing vehicular access onto Broadwater Street East has 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.
4. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be unallocated and retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.
5. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
6. 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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

7. Approval of Materials
8. Acoustic glazing on eastern and southern facades
9. Construction of the development shall not commence until the means of foul and surface water sewerage disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water.
10. Contaminated land investigation
11. No additional windows
12. Landscaping
13. Hours of Construction

INFORMATIVES

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

The meeting was adjourned at 9.10pm and reconvened at 9.15pm.

Application Number: AWDM/1861/15	
Site:	Providence Works 27 - 33 Lyndhurst Road Worthing West Sussex
Proposal:	Redevelopment of the existing tyre centre, car sales and MOT yard to accommodate 9 new residential dwellings (4no. 2 bed houses, 3no. 3 bed houses and 2no. 4 bed houses) with private external amenity spaces and associated works including parking provision for 11 cars, access and landscaping.

The Head of Economic Growth briefly outlined the application, showing photographs of the site and plans for the proposed redevelopment. The proposal was to demolish the existing buildings on the site and redevelop the site for 9 market houses. The Officer advised there had been general support from residents who were against a commercial proposal on the site.

The Officer updated Members as to the provision of any affordable housing contribution the scheme could provide and confirmed the applicant had recently offered a discounted affordable housing contribution of £50,000.

In conclusion, although the loss of business premises was regrettable, the Officer felt the scheme was well designed, avoiding unacceptable neighbour impacts, and contributed towards housing need in the town, hence the Officer's recommendation for approval.

There was a further representation from Mr Huw Jones, the applicant's agent.

Members briefly discussed the application and unanimously agreed the Officer's recommendation to approve.

Decision

That planning permission be **GRANTED** subject to a s106 Agreement relating to an affordable housing contribution of £50,000 towards the provision of off-site affordable housing, subject to the following conditions:

1. Implement within 3 years of commencement.
2. Build in accordance with approved drawings/submissions.
3. Obscure glaze/no opening parts below 1.7 ms above finished floor levels in flanks of terraces ; no new windows in upper floors in flanks of terraces.
4. Agree and implement construction and demolition method statement, controls on storage of materials/equipment/plant and parking and control of dust emissions, prior to works commencing.
5. Agree architectural details.

6. Restrict construction and demolition works to 8am to 6pm Monday to Friday.
7. Agree external materials, hard and soft landscaping, boundary treatments and domestic waste /recycling facilities and provide prior to occupation.
8. Provide car parking and turning space and access (including improved sightlines) and amenity space prior to occupation.
9. Agree and provide surface water and foul drainage facilities prior to occupation and provide.
10. Agree and implement scheme to assess extent of contaminated land and any necessary remedial action prior to works commencing (EA and EHO conditions).
11. Agree and provide scheme for noise insulation for new houses.

Application Number: AWDM/0449/16	
Site:	100 - 108 Montague Street Worthing West Sussex BN11 3HG
Proposal:	Demolish existing redundant warehouse storage rooms attached to existing retail premises, replace with a pair of three storey two bedroom semi-detached dwellings with gardens and access from Crescent Road.

The Head of Economic Growth briefly outlined the application stating the key issue was the impact upon neighbours at the rear of the site in terms of natural light. He advised Members that any effects were likely to be confined to late afternoon and appeared less extensive than the current relationship between other houses in Graham Road.

The Officer felt the scheme was an improvement to the existing situation, enhancing the street scene and as a consequence the recommendation was for approval.

Members agreed the Officer's recommendation to grant permission.

Decision

That planning permission be **GRANTED**, 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 floors of the rear of the houses or anywhere on the flanks or front.
4. Obscure glaze wall of third floor rear windows of both houses and upper sash of second floor rear windows.
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. Agree external materials, hard landscaping, boundary treatment and domestic waste /recycling and cycle storage facilities prior to occupation and provide prior to occupation.
8. Provide rear amenity space prior to occupation.
9. Agree and implement scheme to assess extent of contaminated land and any necessary remedial action prior to works commencing.
10. Remove Permitted Development rights for extensions, outbuildings, porches solar panels

Application Number: AWDM/0577/16 & AWDM/0578/16	
Site:	Land Site Adjacent to Swan Hotel, High Street, Worthing
Proposal:	0577: Change of use of land to south from open space to beer garden for the Swan public house, in addition to the erection of a new serving kiosk building with decking to form outdoor seating area, and erection of fence and gates with planting around outer boundary, and access gates from existing rear yard.
	0578: Advertisement Consent for new pole mounted sign 3m high on southern boundary of land to south in connection with change of use to pub garden for the Swan Public House.

The Planning Services Manager presented the application advising Members that public consultation had been required as the application entailed a loss of public open space however, there had been no objections following a public notice in the newspaper.

Members were shown an aerial view, photographs and a site plan, with the Officer outlining the proposal under consideration.

The Officer advised Members the key issue appeared to be the erection of a close boarded fence around the edge of the site and landscaping to the front of it. It was felt a more open style of fencing would be preferable and would help reduce the impact on the setting of the listed building.

Members were reminded there were two applications to consider, one for change of use and the other for advertisement consent.

In conclusion, Officers felt the proposal could be supported whilst taking into account the issue regarding fencing around the site.

There were further representations from:-

Objector: Ms Susan Belton
Ward Councilor: Cllr James Doyle
Supporter: Mr Gary Harrison

Members considered the application, being aware of the history of the open space and problems that existed regarding its current use, and therefore welcomed the proposal subject to Officers agreeing the style of fencing used surrounding the proposal.

Decision

AWDM/0577/16

That planning permission be delegated to Officers to **APPROVE**, subject to agreeing details of open style fencing/railings, rather than close board fencing, and subject to the following conditions:-

1. Approved Plans
2. Full Permission
3. Contaminated Land condition
4. Landscaping
5. Precise details of the design and materials to be used for the proposed fence shall be submitted to and approved in writing by the LPA.
6. Hours of Use

Decision

AWDM/0578/16

That advertisement consent be **GRANTED**, subject to the standard advertisement conditions.

Application Number: AWDM/0599/16	
Site:	Parade Flats, Field Place Parade, Worthing, West Sussex
Proposal:	Addition of 2nd floor in the form of a mansard roof to whole block to provide 5 no. 2-bedroom flats (three with balconies to south elevation) and communal amenity space surrounded with glass balustrading and close-boarded fencing at first-floor level on south elevation. Extend height of existing extraction flue for ground floor hot food takeaway on south elevation. Provision of new bin store and 5 no. double- stack bike lockers to rear (south).

The Planning Services Manager advised one further letter of objection had been received, since despatch of the papers, in connection with potential noise and loss of light. Members were also advised it was not possible to replace the first floor windows.

On balance, the Officer found no reasons for refusal and therefore recommended approval.

There was a further representation from Ms Laura Wilkinson, the applicant's agent.

Members felt the additional floor appeared more natural and less awkward and agreed the Officer's recommendation for approval.

Decision

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

1. Standard 3 year time limit
2. Approved plans
3. Agree samples and schedule of materials
4. Agree architectural details including dormers, windows, verges/trims/fascia/coping, balustrading with 'smoked' glass or semi-transparent screening, external stairs and platforms
5. Agree and implement communal amenity space, associated landscaping and management plan
6. Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from plant noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall achieve the indoor ambient noise levels for dwellings specified in Table 4, Section 7.7 of BS8233:2014 and aim to achieve the WHO Guideline value for moderate annoyance in outdoor living areas. Following approval and

completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme meet the specified levels.

7. Construction shall not commence until an insulation scheme for protecting the residential units from noise has been submitted to and approved by the local planning authority. The scheme shall achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB) for internal property walls between units 2 and 3 and 50dB (DnTw + Ctr dB) for all floors/ceilings between the first and second floor."
8. Agree and implement amended ventilation/extraction system for existing hot food takeaway
9. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
10. Agree and implement Construction Method Statement
11. Hours of construction
12. Agree and implement refuse storage provision

The meeting ended at 10:30 pm

The Committee agreed to adjourn the meeting at 10.30pm, reconvening at 9.30am on Thursday 30 June 2016 to consider remaining agenda items 4.7, 4.9, 4.10, 4.11, 5 and 6.

In attendance for the reconvened meeting:

Councillor Kevin Jenkins, Councillor Diane Guest, Councillor Hazel Thorpe, Councillor Vicky Vaughan, Councillor Paul Westover, the Head of Economic Growth, Solicitor and Democratic Services Officer.

The reconvened meeting ended at 9:55 am

Application Number: AWDM/0104/16	
Site:	16 Arundel Road, Worthing
Proposal:	Retention of outbuilding at southern end of rear garden for use as aviary (part retrospective)

The Head of Economic Growth briefly outlined for Members this part retrospective application.

Members raised a couple of queries with the Officer, which were answered in turn. The Committee agreed the Officer's recommendation to grant permission.

Decision

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

1. Approved Plans
2. Approval of Materials
3. No windows
4. Final construction of building to be in accordance with agent details
5. Landscaping
6. No commercial activity

Application Number: AWDM/0568/16	
Site:	22 Sompting Road, Worthing
Proposal:	Application to vary conditions 10 and 17 of previously approved AWDM/1199/15. Amendments: amend trading hours of Unit 4 to add 2pm-6pm on Saturdays and 10am to 4pm on Sundays. Increase by 205sqm and re-positioning of warehouse fronting Sompting Road

The Planning Services Manager presented this application to vary conditions 10 and 17 of a previously approved application.

Since publication of the papers, Environment Health had stated that as no fork lift/HGV movements would take place within the extended period, they raised no objection. Condition 17 amended?

Members were shown an aerial view of the site, together with photographs, and the previously approved site plan and proposed site plan, and the Officer outlined the proposal to Members. The Officer's recommendation was for approval.

There was a further representation from an objector, Mr Beverley Summers.

Members raised queries with the Officer which he answered in turn. Following consideration of the application, the majority of Members supported the application but requested an additional condition regarding no mobile catering van being present on site.

Decision

That permission be **GRANTED**, subject to an additional condition added, that at no time shall there be any mobile catering facility on site; conditions applicable under the previous permission (which have not yet been formally discharged); and the following amendments to Conditions 10 and 17:-

10. The proposed hours of use, including all deliveries and collections, are restricted to those contained within the application 07.00 to 19.00 hours Monday to Friday and 08.00 to 14.00 hours Saturdays and no use on Sundays the exception shall be Unit 4, as shown on drawing 6956P-500 which is also permitted to trade between the hours of 0700 to 1900 hours Monday to Friday, 0800 to 1800 hours on Saturday and 1000 to 1600 hours on Sundays.

17. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan Drawing number 6956P-300 revision A received 26 January 2016
Proposed Site Location Drawing Number 6956P-01 received 14 April 2016
Planning Mezzanine - Units 1 and 2 Drawing Number 6857P-04 received 6 August 2015
Planning Floor Plans - Unit 1 and 2 Drawing Number 6857P-03 received 6 August 2015
Proposed Floor Plans and Elevation - Unit 3 and 4 Drawing Number 6956P-502 received 14 April 2016
Proposed Elevations - Unit 1 and 2 - South West, North East Elevations and Site section Drawing Number 6956P-05 C received 14 April 2016
Proposed Elevations - Unit 1 and 2 - South East and North West Elevations Drawing Number 6956P-07 received 22 January 2016
Proposed Site Plan Drawing Number 6956P-500 received 14 April 2016
Proposed Landscape Scheme Job/Drawing Number A2791-01 revision A received 1 February 2016
Planning - Proposed Site Location Drawing Number 6956P-100 revision A received 22 January 2016
External Lighting Lux Levels Layout - Drawing Number 2815/E/100 revision P3 received 25 November 2015
Construction Method Statement and Construction Access and Setup Plan R15054/CMS/001 prepared by Stepnell Limited received 24 January 2016
Planning Floor Plans – Unit 3 & 4 – Drawing Number 6857P-501 received 14 April 2016.

Application Number: AWDM/0633/16	
Site:	Glaxo Smithkline, Southdownview Way
Proposal:	Application for variation of conditions 23 and 24 of approved AWDM/0311/14; condition 23 sports field used as car parking and condition 24 western car park and entrance area for construction parking, storage and offices, to be extended for one year to June 2017

The Head of Economic Growth briefly outlined this application for Members. The Officer advised the 2014 permission had largely been implemented however, the project had slipped slightly behind its original construction schedule. Officer's recommendation was to grant permission.

Decision

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

01. The use of the sports field as a temporary car park hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2017 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: *To ensure satisfactory remediation and as the use of the sports field as a car park is only acceptable as a temporary measure with regard to the wider development of the site.*

02. The use of the existing western car park and entrance area for purposes in association with the construction of the pharmaceutical production building hereby permitted, including contractor's parking, offices and storage areas shall be discontinued and the land restored to its former condition on or before 30 June 2017 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: *The permanent use of the land for the purposes above would be to the detriment of the amenities of neighbouring properties.*

Application Number: AWDM/0458/16	
Site:	Maybridge Keystone Centre, Raleigh Way, Worthing
Proposal:	Proposed yurt, combi-greenhouse and potting shed and retention of existing shelter

Councillor Hazel Thorpe left the room for this item.

Members were shown an aerial view and photographs of the site. With the removal of the composting toilet from the proposal, no objections had been received and Officers recommended approval.

Decision

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

1. Approved Plans
2. 3 years
3. Details of wood burning stove
4. Hours of use 9am to 9pm Monday to Saturday and 10am to 6pm on Sundays/Public Holidays.

Application Number: AWDM/0492/16	
Site:	Worthing Leisure Centre, Shaftesbury Avenue, Worthing
Proposal:	Replacement white powder-coated aluminium double glazed uPVC glazing and doors to entrance to café and crèche on south elevation

Councillor Hazel Thorpe returned to the room to consider the remaining items on the agenda.

Members were shown an aerial view and photographs of the site and briefly outlined the proposal.

A Member requested a condition be added for the new windows to match those recently replaced for the Shaftesbury Room. The Officer agreed the request, unless otherwise agreed with the Case Officer.

Decision

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

1. Approved plans
2. Standard 3 year time limit