

Minutes of a meeting of the
Worthing Planning Committee
24 August 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, Principal Planning Officer, Solicitor and
Democratic Services Officer

WBC-PC/018/16-17 Declarations of Interest / Substitute Members

There were no declarations of interest.

Councillor Paul Baker substituted for Councillor Paul Westover.

WBC-PC/019/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 27 July 2016 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/020/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/021/16-17 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/022/16-17 Public Question Time

Mr Ted Kennard from The Worthing Society raised concerns regarding the use of the Gordon Room as the Worthing Planning Committee meeting venue.

Mr Kennard felt it was difficult to interpret many of the drawn plans from the public gallery and suggested a second screen be considered. He also believed the Planning Officers' presentations were often unintelligible, with the sound quality being poor.

Mr Kennard advised he would outline his comments in a letter to the Council.

**WBC-PC/023/16-17 Policy issues relating to Homes in
Multiple Occupation (HMOs)**

The Head of Economic Growth presented the above detailed report, which considered the scope for a policy to ensure the provision of high quality Homes in Multiple Occupation (HMO's) and to control their location within the town.

The Officer stated the issue was a concern nationally and that Government had undertaken consultation looking at extending licensing powers to cover more HMO's in order to have more control over the type and management of HMO's. He stated there was concern in cities and towns with a very high proportion of students causing a number of issues to local residents and communities.

He referred Members to the Addendum circulated to the Committee, since despatch of the papers, which looked into further detail the issues surrounding the concentration of HMO's and national guidance as to when a tipping point occurred to the extent that it affected the balance of local communities.

The Officer stated it was clear from various national studies that the over concentration of HMO accommodation could lead to amenity issues in any given area. He did however, believe concentration levels would need to be far greater than currently exists in parts of Worthing town centre to justify imposing additional powers and felt a specific policy was not required at this stage.

The Officer advised Members he understood the issue was complex, ongoing and relevant in terms of the emerging Local Plan, and realised it was important to determine the right balance for existing communities.

The Officer concluded his presentation by referring to the recommendation within the report, adding he was happy to answer any queries from Members.

Prior to the Committee's questions and debate on the matter, Councillor Kevin Jenkins advised Members he had received two emails from Councillor Keith Bickers, Ward Councillor for Selden Ward.

Councillor Bickers had been unable to attend the meeting but wanted to state his strong objection to the recommendation concerning HMO's as they related to Selden Ward. However, since further information had come to light, and despatch of the addendum, his view had altered. Councillor Alex Harman, also a Selden Ward Councillor, had hoped to attend the meeting but had been taken ill.

Cllr Jenkins had also received a late representation from Councillor Paul High, who recommended to the Committee Members the matter be deferred.

The Members welcomed the report and a discussion followed in their consideration of the report and its recommendation.

The majority of the Committee Members agreed the matter should be deferred for Officers to further investigate.

Decision

The Committee declined to agree the Officer's recommendation and **DEFERRED** the matter, to be brought back to the Planning Committee in approximately 8 weeks time.

The meeting ended at 8:05 pm

Application No. AWDM/0803/16 & AWDM/0805/16	
Site:	Coach & Horses, Arundel Road
Proposal:	<p>AWDM/0803/16 - Demolition of WC block and replacement WC block, dining room extension and link to west and south elevations. Kitchen link to existing storage building. Detached two-storey annexe containing 14 guest bedrooms to south-west of main public house and extension to car park on west side of site.</p> <p>AWDM/0805/16 - Listed Building Consent for demolition of WC block and replacement WC block, dining room extension and link to west and south elevations. Kitchen link to existing storage building. Detached two-storey annexe containing 14 guest bedrooms to south-west of main public house and extension to car park on west side of site.</p>

The Principal Planning Officer began her presentation by showing Members an aerial photograph and various views of the site and surrounding area, which included the dual access arrangements and electricity pole, referred to within the report.

Members were shown the proposed site layout drawings and the Officer explained the proposal which sought to extend the public house to the side and rear to provide an enlarged restaurant dining area, toilets and kitchen and the erection of a detached 14-bedroom, 2-storey accommodation annex on land to the south and west. That area currently being the pub garden and car park.

The enlarged gravel car park would wrap around to the north and west of the accommodation annex. The layout would be informal, with no individual parking spaces being marked out and the disabled ramp being removed.

The Officer referred Members to the addendum which had been circulated since despatch of the papers. This addendum included some additional representations, one stating it would be impossible to maintain the number of spaces on an unmarked gravel parking area; Environment Agency comments; and an additional consultation response from the Highway Authority confirming the entire section of the old Arundel Road was in private ownership.

The Officer advised Members of a change to Condition 11 to require justification of method of disposal in accordance with hierarchy of preferred options in NPPG.

There were further representations from:-

Objector: Mr Steve Voice
Ward Councillor: Cllr Sean McDonald (on behalf of Mr Philip Parry)
Supporter: Mr Richard Pipe (applicant's representative)

Members raised a number of queries with the representatives and Officers, which were answered in turn.

Members debated the applications, points raised included:-

- Lack of comment from Highways England;
- impact on neighbours; and
- facilities for disabled.

The majority of Members agreed it was a carefully considered design and significant investment for the town. However, there were still concerns and uncertainties raised by some Members, particularly regarding disabled parking and delineation of parking spaces in the car park.

It was agreed that Condition 6 on both planning and list building consent decisions be amended to require details of disabled parking and delineation of spaces.

Decision

That planning application AWDM/0803/16 be **APPROVED** subject to the following conditions:-

1. Standard time limit
2. Approved plans
3. Agree samples and schedule of materials prior to commencement
4. Agree sample panel of flintwork for the proposed accommodation annex and new wall prior to commencement
5. Agree and implement architectural details prior to commencement
6. Agree surfacing of car park and re-surfacing of external seating area prior to commencement *and to provide details of disabled parking and delineation of spaces*
7. Enlarged car park to be provided prior to first occupation of accommodation annex
8. Agree and implement cycle parking provision
9. Existing pre-fabricated store removed from the site prior to commencement of use of the restaurant/toilet extension or accommodation annex

10. Agree re-siting of electricity transformer and supply cables undergrown, or where this cannot be achieved the re-positioning of the existing overhead transformer west of its current position and associated alignment of overhead supply cables.
11. Agree and implement details of disposal of foul sewerage for accommodation annex and enlarged public house *and provide justification of method of disposal in accordance with hierarchy of preferred options in NPPG*
12. Agree and implement surface water disposal
13. Agree and implement system for extraction and disposal of cooking odours
14. Agree details of plant connected to cold store and associated noise attenuation measures
15. Agree and implement soft landscaping scheme include supplementary tree planting
16. Agree tree protection measures
17. Windows in east elevation of 2-storey east-west range of accommodation annex to be obscured
18. Easternmost first-floor window on south elevation of 2-storey east-west range of accommodation annex to be obscured
19. Hours of construction work
20. No new external plant or machinery unless approved in writing by LPA
21. No external flues, vents, ducts, pipes (other than downpipes), aerial or meter boxes unless approved by LPA
22. No external lighting unless approved in writing by LPA

That planning application AWDM/0805/16 be **GRANTED CONSENT** subject to following conditions:-

1. Standard LBC time limit
2. Approved plans
3. Agree samples and schedule of materials prior to commencement
4. Agree sample panel of flintwork for the proposed accommodation annex and new wall prior to commencement
5. Agree and implement architectural details prior to commencement
6. Agree surfacing of car park and re-surfacing of external seating area prior to commencement *and to provide details of disabled parking and delineation of spaces*
7. Protect LB and make good any damage

Application No. AWDM/0462/16	
Site:	Glaxo Smithkline, Southdownview Way
Proposal:	Temporary modular building to house changing rooms.

The Head of Economic Growth briefly outlined the proposal.

The Members made no comments.

Decision

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

1. Remove buildings within 5 years and reinstate land to previous condition.
2. Build in accordance with approved plans
3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.
4. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
5. Comply with Flood Risk Assessment and implement necessary mitigation measures.
6. Limit construction hours to between 7 am to 8pm