

Minutes of a meeting of the
Worthing Planning Committee
21 September 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, Solicitor, Lawyer and Democratic Services
Officer

WBC-PC/024/16-17 Declarations of Interest / Substitute Members

There were no declarations of interest or substitute Members.

WBC-PC/025/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 24 August 2016 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/026/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/027/16-17 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/028/16-17 Public Question Time

Mr Kennard requested the Council make better use of their powers under Section 215 of the Town & Country Planning Act 1990, and be more proactive in taking steps to clean up land when its condition adversely affected the amenity of the town.

Mr Kennard advised the Society had sent through many applications to the Planning department for Section 215 to be used and, in particular, had requested Officers visit a property in North Street, Worthing to consider serving a Section 215 Notice as the site was in an appalling condition. (The Head of Economic Growth later advised Mr Kennard the matter was being investigated by Officers).

The Chairman advised the Council did take enforcement action seriously, and understood the Society would welcome more taken. The Chairman suggested the Society be encouraged to notify any potential cases to the local Ward Councillors.

Mr Kennard also enquired whether Section 215 Notices could appear as a standard item on the planning agenda. The Head of Economic Growth replied that an enforcement schedule used to be part of the agenda however, many cases were now dealt with under delegated powers. Nevertheless, controversial enforcement matters would still be taken forward for a Committee decision.

Mr Kennard further commented that the plans on the agenda were unclear, with street names illegible, and questioned whether this could be rectified. The Head of Economic Growth agreed this was a fair point advising that the problem usually occurred when cutting and pasting the image into the report. The Officer agreed to look at other options.

**WBC-PC/029/16-17 Enforcement Report - 15 Wyke Avenue, Worthing
Update - Unauthorised erection of a fence**

The Head of Economic Growth began his presentation by showing photographs of the site and updating Members on the current position of the case.

The Officer reminded Members that the Committee had resolved to take enforcement action to secure the removal of the fence, and voted against a proposal to hold enforcement action in abeyance to allow planting to establish.

The Officer felt it was regrettable that the occupiers did not wish to submit a planning application but felt the works undertaken represented a significant improvement. He stated the reduced height of the fence was now in line with the lower part of the brick piers that flank the path to the front door and both ends of the property.

Members considered the matter at length. The Committee felt the fence was less intrusive however, were still concerned about the design of the fence and felt that even at its modified fence it was not an acceptable compromise.

Decision

Members felt that even at its reduced height it would be visually harmful to the character of the Conservation Area.

Members were concerned about the close boarded fence between the properties, although they were advised that only a small section adjacent to the highway required planning permission and it would be difficult, at this stage, to now justify enforcement action as no action had been authorised in the past 3 years. Legal Services to be instructed to consider expediency of further action to ensure compliance with the Notice.

The meeting ended at 8:50 pm

Application Number: AWDM/0636/16	
Site:	Land east of Titnore Lane, West Durrington
Proposal:	Approval of reserved matters pursuant to planning permission WB/11/0275/OUT relating to strategic roads, infrastructure and landscaping in Areas 2A 2B 2C 3A 3B 3C.

The Head of Economic Growth updated Members on the proposal and began his presentation by showing the Committee an aerial view of the site.

The Officer explained that Members needed to consider the detailed application for the principle spine road serving the development, landscaping and infrastructure to serve the subsequent housing parcels. He advised further discussions were continuing with the Consortium regarding the individual parcels. The Officer also assured Members that the National Park concerns had been addressed with the original outline permission securing a landscaped buffer to the northern and western boundaries of the site..

Members were shown a location plan and the Officer gave Members an overview of the proposal, referring to the Masterplan, within the report, which set out the main features of the scheme.

The Officer highlighted a number of issues, which included Members' concerns about potential parking along the main spine road and the Local Highway Authority's concerns as to the lack of a Road Safety Audit being submitted for the section of road fronting the school land. Officers were satisfied any parking concerns had been addressed by the Consortium and agreed the Consortium had insufficient detail at present about the design and layout of the new school to carry out a Road Safety Audit.

The Officer advised the drainage strategy had been agreed for the outline consent and Officers were now working closely with the Consortium's consultants to resolve a technical issue regarding a discrepancy with site levels. He advised there was no formal agreement in place as yet to resolve this issue, however, there was a technical solution to ensure that surface water disposal could be secured across adjoining land.

The Officer concluded his presentation by confirming access to Adur Avenue would be for emergency vehicles only and for use as a cycle path. He advised he was happy to answer Members' questions on the report.

Members raised a number of queries with the Head of Economic Growth, which the Officer answered in turn. David Parker, from the Consortium, also assisted in clarifying some points raised.

During debate, a Member raised the issue of parking management and requested the likelihood of the County Council introducing a permit based system. The Officer stated the County Council stood firm on its decision not to include TROs along key points or to include double yellow lines, and it was satisfied that the design and layout of estate roads and appropriate levels of parking off street would avoid any undue parking problems in the future.

Following further discussion, the Members agreed the Officer's recommendation to approve the Reserved Matters.

Decision

That the Reserved Matters application be **APPROVED**, with the decision delegated to the Planning Services Manager to await receipt of comments from Consultees raising no objection to the revised plans, and subject to the following conditions:-

01. The development hereby permitted shall be implemented in accordance with the approved plans.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Application Numbers: AWDM/1533/15 & AWDM/1536/15	
Site:	6 Liverpool Terrace, Worthing
Proposal:	<p>AWDM/1533/15 - Change of use of 6 Liverpool Terrace from Office Use (Class B1) to residential use (Class C3) and change of use of 6 Field Row from retail use (Class A1) to residential use (Class C3). Demolition of single storey rear addition, removal of front external staircase and minor alterations to layout. Replacement of 3 windows and 1 door and installation of new door and window on rear elevation.</p> <p>AWDM/1536/15 - Application for Listed Building Consent for Change of use of 6 Liverpool Terrace from Office Use (Class B1) to residential use (Class C3) and change of use of 6 Field Row from retail use (Class A1) to residential use (Class C3). Demolition of single storey rear addition, removal of front external staircase and minor alterations to layout. Replacement of 3 windows and 1 door and installation of new door and window on rear elevation.</p>

The Head of Economic Growth had sent through an addendum to the report since publication of the agenda and reports and the Chairman allowed Members time to read through same before considering the planning applications.

The Officer advised Members the key issue to consider was the loss of office accommodation and the addendum provided some further information about the investment in No 8 and the situation in terms of vacancies for a number of the offices along the terrace.

Members were shown photographs of the site, followed by a block plan of the proposal.

The Officer felt that although the loss of the offices was regrettable, marketing had taken place over a fairly lengthy period and on balance felt approval should be granted.

The Members raised a number of queries, which the Officer answered in turn.

Following discussion, one Member did not feel sufficient marketing had taken place, and still believed there had been limited marketing evidence however, the majority, on balance, supported the applications. They did however, agree that the paint on the facade and windows should match the rest of the terrace, which were cream.

Members also felt it was inappropriate to impose a requirement for cycle storage given the limited curtilage for the property.

Decisions

AWDM/1533/15: Change of use and allied works

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

1. Implement within 3 years
2. Build in accordance with approved drawings
3. No occupation of 6 Field Row unless and until the demolition of the single storey rear addition has been implemented in accordance with approved plans and details.
4. Obscure glaze the windows to the stairs of the maisonette facing main house.
5. No construction works outside of 8am to 6pm Monday to Friday
6. Implement Flood Risk Assessment including no use of the basement of the house as habitable rooms; provision of safe refuges on each floor and submit evacuation plan prior to occupation.

AWDM/1536/15: Works to listed building

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

1. Implement within 3 years
2. Build in accordance with approved drawings
3. Protect Listed Building during works
4. Submit and agree details of glazing bars at 1:1 scale for all new openings; details of all new external flues/openings/extracts for kitchens /bathrooms; works to widen the doorway at ground floor between kitchen and dining room and works to restore under-pavement store openings.
5. The paint on the facade and windows to match the rest of the terrace, being cream in colour.

A standard precautionary land contamination condition was also imposed.

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

Application Number: AWDM/0250/14	
Site:	6 Southey Road, Worthing
Proposal:	Part retrospective application for alterations and conversion of offices to form seven self-contained flats (3 x one bed flats and 4 x studios).

The Head of Economic Growth ran through the history of the site for the Committee. The existing use as 9 flats was considered unlawful and the new application sought to regularise the conversion through a further amended scheme of 6 studio flats.

The Officer referred to the addendum which stated a revised internal layout had been received in response to the Environmental Health Officer's comments. The Officer had confirmed that the revisions shown were acceptable and that Environmental Health now had no objection to the scheme.

The Head of Economic Growth felt the scheme was acceptable on the basis of the amended plans.

Members considered the application and unanimously agreed the planning application.

Decision

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

1. Implement in full within one year in accordance with approved drawings.

TREE PRESERVATION ORDER CONFIRMATION

1

Site: Greenwood Crockhurst Hill Worthing BN13 3EE

Proposal: Confirmation of TPO No.1 of 2016

Decision

TPO report **DEFERRED** to enable consultation with objectors to the Order.

TREE PRESERVATION ORDER CONFIRMATION

2

Site: East of Garage Block North of 10b Western Row Worthing

Proposal: Confirmation of TPO No.3 of 2016

Decision

TPO report **DEFERRED** to enable consultation with objectors to the Order.