

Minutes of a meeting of the
Worthing Planning Committee
15 February 2017
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, Solicitor and Democratic Services Officer

WBC-PC/054/16-17 Substitute Members

There were no substitute Members.

WBC-PC/055/16-17 Declarations of Interest

Councillor Paul Westover declared an interest in AWDM/1292/16 (72 Tarring Road) as Central Ward Councillor.

Councillor Diane Guest declared an interest in AWDM/1919/16 (2-4 Southey Road) as Heene Ward Councillor.

WBC-PC/056/16-17 Minutes

RESOLVED, that the minutes of the Planning Committee meetings held on 18 and 19 January 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/057/16-17 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/058/16-17 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/059/16-17 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 7:35 pm

Application Number: AWDM/1292/16	
Site:	72 Tarring Road, Worthing
Proposal:	Conversion of 3 bed house into 1 x 1 bed flat and 1 x studio flat.

The application property was a two-storey Victorian terrace house in a street made up of similar building types, in an inner neighbourhood of Worthing.

The Planning Services Manager advised the Committee there was nothing further to add since publication of the report.

Members were shown an aerial view of the site, together with a plan of the proposed conversion and photographs. The Officer referred Members to comments within the report regarding layout and space standards and stated the recommendation was for refusal.

There was a further representation from Mr Robert Snow, the applicant.

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

The Committee considered the application and whilst they sympathised with the applicant's situation, they felt the shortfall in floor area standards would suggest a cramped and unacceptable standard of accommodation and therefore agreed the Officer's recommendation to refuse the application.

Decision

That the planning application be **REFUSED** for the following reason:-

The proposal would result in the loss of an existing family house for which there is an acknowledged need in the Borough. In addition, the proposal would give rise to an over-intensive development of the property as indicated by the inadequate layout and shortfall of the proposed flats from the Council's adopted Space Standards, the cumulative effect of which would provide an unsatisfactory standard of accommodation for future occupiers. The proposal is therefore contrary to policies 9 and 16 of the Worthing Core Strategy and the Council's allied 'Space Standards' Supplementary Planning Document, and the relevant advice set out in The National Planning Policy Framework.

Application Number: AWDM/1919/16	
Site:	2-4 Southey Road
Proposal:	Part demolition of existing ground and first floor at south east corner and construction of new ground and first floor in same location and creation of additional floor to create an additional 12 rooms with increase in pitch, new traditional dormers to all elevations and roof lights to south, north and east elevations and alterations to parking and landscaping.

Planning permission was being sought to extend to the rear of No 2 in the south-east corner, adding a new roof to the entirety of the two properties with increased ridge height and dormer windows. It was proposed an additional 12 rooms would be created

The Planning Services Manager advised the Committee there was nothing further to add since publication of the report.

Members were shown an aerial view of the application site, which was a prominent property, on the south-east side of Southey Road, close to its junction with Wordsworth Road. The Officer referred to existing and proposed site plans and elevations, together with comparative images and site photographs.

The Officer stated the recommendation was for refusal for the three reasons set out in the Committee report.

Members raised a number of queries with the Officer, which were answered in turn and hard copy plans to show internal space were handed round to the Committee for their information.

The Committee considered the application and whilst they recognised the properties were allegedly well-run as Houses in Multiple Occupation and provided a valuable contribution to affordable smaller accommodation, the majority were of the opinion the applicant had failed to demonstrate the accommodation was of a high standard and therefore agreed the Officer's recommendation to refuse the application.

Decision

That the planning application be **REFUSED** for the following reasons:

1. The scale, form, mass and detailed design of the roof extensions proposed are unsympathetic to the character of the original villas and would give the buildings a top heavy appearance which would be harmful to their appearance and that of the wider area contrary to saved local plan policies H16 and H18, Core Strategy policy 16 and the National Planning Policy Framework.
2. The bulk and mass of the roof extensions proposed and their proximity to the boundary with No. 8 Nursery Lane would result in an oppressive sense of enclosure for adjoining residents and the south side dormer would also increase overlooking for residents of 36 Wordsworth Road and 56 Rowlands Road, harmful to living conditions. The proposal is therefore contrary to saved local plan policies H16 and H18, Core Strategy policy 16 and the National Planning Policy Framework.
3. The applicant has failed to demonstrate the resulting accommodation would be of a high standard in relation to the kitchen facilities and additional living accommodation for the occupiers of the second floor, contrary to policy 8 of the Core Strategy and the National Planning Policy Framework.

Application Number: AWDM/1814/16	
Site:	Worthing & District Society of Model Engineers Field Place The Boulevard
Proposal:	Construction of extension to clubhouse, addition of model railway technical machinery (steaming bay and head shunt) and retrospective application for Victorian gas lamp post.

The proposal related to the miniature railway at Field Place, with planning permission being sought for an extension to the clubhouse and retention of restored Victorian gas lamp post.

The Planning Services Manager had nothing further to add to the report published and outlined the proposal by showing Members an aerial view of the site, elevations and plans, together with photographs. The Officer advised the recommendation was for approval.

Members agreed the miniature railway was a great attraction for the town and were all happy to support the application.

Decision

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

1. Approved Plans
2. Standard time limit
3. Exterior materials and finishes of extension to match existing clubhouse

Application Number: AWDM/1273/16	
Site:	Unifax, Woods Way
Proposal:	Application to vary conditions 3, 6, 7 and 8 of previous planning approval AWDM/0128/13 (new hard standing at front to provide additional parking to be enclosed by fence and hedge and new bulk bag stores, timber storage on racks and cantilever racking at rear).

The Planning Services Manager had nothing further to add to the report.

The Officer briefly outlined the application by showing Members an aerial view of the site, block plan, fence and hedge detail and photographs. The recommendation was for approval.

Decision

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

1. Approved Plans
2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. Within the first planting season following the completion of the fence, the planting of the hedging shall be carried out in accordance with the approved plans. Any plants which within a period of 5 years from the installation of the fence die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.

4. The parking spaces hereby approved shall not be used unless and until all vehicular access and circulation space and parking spaces have been provided. The areas of land so provided shall not thereafter be used for any purpose other than vehicular access and circulation and parking incidental to the use of the premises concerned.

Reason: In the interests of highway safety and to retain adequate off-street parking space and to comply with Worthing Core Strategy Policy 19 and saved

policies RES7 and TR9 of the Worthing Local Plan

5. No working, trade or business whatsoever (including arrival, reception or dispatch of deliveries) shall take place on the site except between the hours of 7.30 am and 5.00 pm of the same day, Monday to Saturday nor at any time on Sundays or Bank/Public Holidays.

Reason: In the interests of amenity having regard to saved policies RES7 and H18 of the Worthing Local Plan.

6. The extent of the ancillary shop (retail) area and trade counter shall be limited to the area shown on drawing number 1082/002 approved under planning permission AWDM/0128/13.

Reason: In the interests of safeguarding employment floor space having regard to Worthing Core Strategy Policy 4 and to retain adequate off-street parking space and comply with saved policies RES7 and TR9 of the Worthing Local Plan.

7. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or storage areas shown on the approved plans.

Reason: In the interests of amenity and highway safety having regard to saved policies RES7 and H18 of the Worthing Local Plan.

8. No external working shall take place on the site except external activities associated with the outside storage.

Reason: In the interests of amenity and to retain adequate off-street parking space and to comply with saved policies RES7 and TR9 of the Worthing Local Plan.

9. No goods loading and unloading shall take place on site except at the rear of the building in the area as demarked on the plans approved under planning permission AWDM/0128/13.

Reason: In the interests of amenity and the environment and to retain adequate off-street parking space to comply with saved policies TR9, RES7 and H18 of the Worthing Local Plan

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected on the site.

Reason: In the interests of amenity and the environment and to comply with saved policies RES7 and H18 of the Worthing Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and

re-enacting that Order with or without modification), no external plant or machinery shall be installed, erected or replaced on the application site.

Reason: In the interests of amenity and the environment and to comply with saved policies RES7 and H18 of the Worthing Local Plan.

12. All HGV deliveries to the site shall be supervised with a banksman (reversing assistant) at all times.

Reason: In the interests of amenity and the environment and to avoid the potential for a danger to highway safety to arise and to comply with saved policies RES7 and H18 of the Worthing Local Plan.

13. All site vehicles shall operate with White Sound Reversing alarms (bbs-tek) unless agreed otherwise in writing by the Local Planning Authority

Reason: In the interests of amenity and the environment and to comply with saved policies RES7 and H18 of the Worthing Local Plan.

INFORMATIVE

- i) *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.*
- ii) *If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.*