

Minutes of a meeting of the
Worthing Planning Committee
15 June 2017
at 6.30 pm

Councillor Paul Yallop (Chairman)
*Councillor Vicky Vaughan (Vice-Chairman)

Councillor Noel Atkins
Councillor Joshua High
Councillor Hazel Thorpe

Councillor Edward Crouch
*Councillor Clive Roberts
Councillor Paul Westover

* Absent

Officers: Planning Services Manager, Senior Lawyer and Democratic
Services Manager

WBC-PC/001/17-18 Substitute Members

Councillor Callum Buxton substituted for Councillor Vicky Vaughan.

WBC-PC/002/17-18 Declarations of Interest

Councillor Atkins declared a personal interest in application 5:2 7 The Steyne as he knew the applicant.

WBC-PC/003/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 27 April 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/004/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/005/17-18 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/006/17-18 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 7.23 pm

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| Application No. AWDM/0084/17 | |
| Site: | Unit 9 Ivy Arch Road, Worthing |
| Proposal: | Continued use of rooms 4, 5, 6, 7, 8, 9 and 10 as music rehearsal/recording studios plus new reception area. Revised Description. |

The application was deferred from the March meeting to seek further information from the applicant regarding demand for rehearsal space, why located in Unit 9, the provision of marking information and for a formal consultation response from Place and Investment.

The Planning Services Manager reported on a further representation received which was a letter from a previous objector reiterating their previous objections. The response from Place and Investment had been included in the agenda papers on page 13.

The presentation to Members included an aerial photograph of the site, the site plan and a number of photographs to highlight the premises' relationship with other commercial Units in the Road.

Given that no further information had been forthcoming, the officer recommendation was to approve the application.

There were no public speakers on the item.

The Committee considered the information before it and the presentation by the officer, following a vote:

Decision

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

1. Approved Plans
2. Replacement windows within 3 months
3. Hours of use, 9am to 10pm Monday to Saturday, 10am to 10pm Sundays
4. Car parking available at all times
5. All doors and windows to be kept shut when relevant rooms are in use for music rehearsal purposes

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| Application No. AWDM/0063/17 | |
| Site: | 7 The Steyne, Worthing |
| Proposal: | Conversion of No.7 The Steyne to provide 3 no. two bedroom apartments and 1 no. two bedroom maisonette (and allied alterations) and erection of infill building to provide 3 no. three bedroom apartments and 3 no. two bedroom apartments with 8 parking spaces at ground floor level |

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|------------------------------|--|
| Application No. AWDM/0064/17 | |
| Site: | 7 The Steyne, Worthing |
| Proposal: | Listed Building Consent for Conversion of No.7 The Steyne to provide 3 no. two bedroom apartments and 1 no. two bedroom maisonette (and allied alterations) and erection of infill building to provide 3 no. three bedroom apartments and 3 no. two bedroom apartments with 8 parking spaces at ground floor level |

The Planning Services Manager detailed the additional representations from the Environment Agency which was 'no objection' to the proposals.

The Committee was shown an aerial photograph of the area with the application site in red. The tree which would be lost with the development was highlighted. The site plans and elevation detail was presented to the Committee. The Officer explained the application and how it would match the current buildings with photographic presentation of the street scene. The Officer's presentation also explained the relationship of the site to the existing Stagecoach building to the rear of the site, the rear twitten and how the in-fill would improve the area.

Questions were asked of the Planning Services Manager about the current dropped curb cross over; location of waste collection bins, the comment by the County Archaeologist, sewers on the site, provision for parking spaces on site.

Responses were: the drop down curb would be removed; the waste collection was covered by condition 6; the archaeology was covered by a suggested condition; an assumption that with the submission of the application the sewer issue had been resolved and that the car parking policy could vary with each site and application details.

There were no public speakers on the item.

The Chairman proposed that he would take the two applications on the site as separate debates.

In discussing the application (0063) it was proposed, seconded and agreed that the condition relating to communal aerials would be strengthened to include digital and satellite systems so to prevent a proliferation of satellite dishes on the property.

The Committee was saddened with the loss of the tree on site but the infill proposals would enhance the area and with the condition on matching materials the application was supported. On an individual vote on each application the following was agreed:

In relation to the application (0064) it was proposed seconded and agreed that the 5th condition should be strengthened.

Decision

AWDM/0063/17

That the decision be delegated to the Head of Planning and Development to secure a Legal Agreement in respect of a development contribution towards off site affordable housing with a view to planning permission being **GRANTED**, subject to the following conditions:-

1. Time to implement
2. Build in accordance with approved drawings
3. Surface and foul water drainage details.
4. Construction method statement including hours of construction and dust suppression
5. Agree external materials, hard landscaping and architectural details
6. Provide amenity areas, refuse storage and parking
7. Agree and provide boundary treatment/railings.
8. Build in accordance with FRA
9. Reserve details of access and electronic opening of garage doors
10. Require scheme for noise insulation/mitigation to flats
11. Require land contamination study and remediation ,as necessary.
12. No painting of exterior brickwork of infill building.
13. Communal digital and satellite aerial for flats

It is also resolved that if the applicant subsequently decides not to sign the Legal Agreement, the Head of Planning and Development be authorised under delegated powers to **REFUSE** the application.

AWDM/0064/17

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

1. Time to implement
2. Build in accordance with approved drawings
3. Approve architectural details and materials including interiors
4. Protect listed building during construction
5. That provision be made for suitably experienced historic buildings analyst and recorder be present to record interventions to the historic fabric of the listed building

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| Application No. AWDM/0365/17 | |
| Site: | 19 Farncombe Road, Worthing |
| Proposal: | Part two storey, part single storey rear extension and conversion of office building to form 4 no. two bedroom flats with rear first floor balconies |

The Planning Services Manager had no further representations to report.

The Committee were shown an aerial photograph of the site and surrounding area with the Officer highlighted the close proximity of the villa to the flats to the north. Using the location plan and site plan together with the elevation details the proposed development was explained. Photographs were used to show south north and north south views including the impact of the single story rear extension on the property to the south. Due to the screening on the southern boundary of the site there would be no visual impact of the ground floor extension on this property.

Mention was made of the loss of office space however this this was residential property which had been converted which it was now proposed to return to residential use there was little to resist such a change.

On questions it was confirmed that the garden would be communal and not divided. Members noticed that Prior Approval under the GPDO would be a consideration in their determination.

There were no public speakers on the item.

Decision

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

1. Approved Plans
2. 3 years
3. Materials to Match
4. Details of doors and windows
5. Details of rear garden sub division
6. One parking space provided to each flat at all times
7. Details of cycle parking
8. Details of soakaways
9. Hours of construction

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

3. Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.

4. Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

5. Soakage tests in accordance with DG 365 (2016) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas. Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy.

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| Application No. AWDM/0193/17 | |
| Site: | Unit 3-4 Northbrook Trading Estate, Worthing |
| Proposal: | Retrospective application for change of use from Use Class B1 to use Class D1 for hall/exhibition hire and office space (not gym) |

The Planning Services Manager explained that clarification on various matters had been sought five weeks ago but nothing had been received. An update on Unit 6 was given to the committee, with the current occupier likely to move out in the near future.

The an aerial photograph of the location, site plan and floor illustrations supported the Officer's presentation. The Officer's conclusion was that the location in an industrial area for the change of use should be refused.

There were no public speakers on the item.

The Committee considered the application and presentation determining that the recommendation was consistent with its previous determinations.

Decision

That planning permission be **REFUSED** on the following grounds:

The retention of the D1 use would result in the loss of a viable business premises on a protected industrial estate to the detriment of the local economy and spatial strategy, contrary to Core Strategy Policy 4, guidance contained within the Sustainable Economy Supplementary Planning Document and the National Planning Policy Framework.

The Committee are further requested to authorise the commencement of enforcement proceedings to require the cessation of the unauthorised use.

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| Application No. AWDM/0425/17 | |
| Site: | 1-3 Warwick Street, Worthing |
| Proposal: | Installation of various replacement non-illuminated and internally illuminated fascia and hanging signs |

The Planning Services Manager had nothing to add to the report, the proposal was a minor variation to the current fascia signs for the new Corporate Logo. Illustrations of the new logo were displayed at the meeting.

There were no public speakers on the item.

Decision

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

Subject to the following conditions:-

1. Standard 5 Advert conditions
2. Approved Plans