

Minutes of a meeting of the
Worthing Planning Committee
5 July 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 Officer

Councillor Vicky Vaughan chaired the meeting in the absence of Councillor Paul Yallop.

WBC-PC/007/17-18 Substitute Members

Councillor Paul Baker substituted for Councillor Clive Roberts.

WBC-PC/008/17-18 Declarations of Interest

Councillor Edward Crouch declared an interest in Item 5.2, AWDM/0615/17 34 Wallace Avenue, as prior to her resignation, Councillor Joan Bradley had begun the process to call-in the item and he had concluded that process. The Councillor advised he would consider the matter with an open mind.

Councillor Vicky Vaughan declared an interest in Item 5.3, AWDM/0585/17 Glaxo Smithkline, as Broadwater Ward Councillor.

Councillor Paul Baker declared an interest in Item 5.3 AWDM/0585/17 Glaxo Smithkline, as Broadwater Ward Councillor.

WBC-PC/009/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 15 June 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/010/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/011/17-18 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/012/17-18 Public Question Time

There were no questions raised under Public Question Time.

The meeting ended at 8:07 pm

Application Number: AWDM/0479/17	
Site:	2-4 Southey Road, Worthing
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 with increase in pitch of roof, the addition of dormers and roof lights, and alterations to windows, parking and landscaping. All to enlarge existing house in multiple occupation (HMO). (re-submission of AWDM/1919/16). (Revised Proposal).

The application followed the refusal in February 2017 for a similar development.

The Planning Services Manager advised that should the planning application be approved, additional conditions would be imposed. The PV panel details would be agreed prior to commencement of the development; roof lights to be 1.7 metres from the finished floor level; windows obscured glazed in the rear dormer, first floor rear kitchen and south-side kitchen; and a restriction included on short term letting periods.

Members were shown an aerial view of the site, a number of photographs and further plans to assist in consideration of the proposal.

The revised application sought to address the three reasons for refusal earlier in the year. The Officer advised the refused application sought a total of 37 HMO rooms whereas the new application sought 33.

Officers felt Members' concerns had been resolved in the latest revised plans and the quality of the accommodation provided was no longer in question. The Officer's recommendation was for approval, to include the additional conditions outlined above.

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

One Member referred to the provision of heating within the building, and the layout of the proposed kitchen, which she felt impractical and potentially unsafe. The Planning Services Manager agreed both points were reasonable to raise, although matters for the Environment Health team. The Officer suggested that should the application be granted approval, an informative be included to highlight the issues to the applicant.

A Member questioned whether all rooms within the proposal met the minimum space standards. The Officer stated the majority appeared to meet the minimum space standard however, room G5 in the south-eastern corner, appeared to fall short.

Another Member questioned whether, as the HMO was the largest in Worthing, the Fire Risk Assessment should include the use of sprinklers. The Officer advised sprinklers were a Building Control matter and came under separate legislation however, agreed to include an informative.

There were no further representations at the meeting.

The majority of the Committee agreed the proposal appeared a better design and was a valuable contribution to the housing need in Worthing. However, Members were still concerned about the layout of rooms within the proposal, and their size. The Officer therefore suggested the application be delegated for approval, to include the agreed informatives. Members were in agreement.

Decision

That the planning application be delegated for **APPROVAL**, in consultation with the Committee, to resolve layout and size concerns in relation to rooms in the south eastern corner e.g. G5 and G6, and subject to the following conditions:-

1. Approved Plans
2. Samples of Materials
3. Details of all new and replacement windows/rooflights
4. Details of surface water
5. Details of hard and soft landscaping
6. Details of dust suppression
7. Construction hours
8. Construction Management Plans
9. Car, motorbike, cycle parking and refuse arrangements provided prior to occupation of 2nd floor
10. On site manager at all times
11. Management Plan in operation at all times.
12. PV panel details
13. Roof lights 1.7 metres from the finished floor level
14. Windows obscure glazed in the rear dormer, first floor rear kitchen and south-side kitchen
15. Restriction on short term letting periods

Informatives

1. 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.

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. Environmental Health requirements in relation to heating requirements and kitchen layout to be noted.

4. Application to give consideration to fire safety including use of sprinklers.

Application Number: AWDM/0615/17	
Site:	34 Wallace Avenue, Worthing
Proposal:	Single-storey rear extension to east elevation, single storey side extension to north elevation and part two-storey part single-storey extension to south side elevation to replace existing garage and conservatory (re-submission of AWDM/0174/17).

The Planning Services Manager advised there were no further additions to the report since publication.

The Officer explained his presentation would cover three parts, i.e. material provided by the Case Officer, the applicant and objectors to the application.

The Officer began by showing Members an aerial view of the site, and indicated the neighbouring properties mentioned within the report. A block plan, showing the extent of the works, existing and proposed elevations were shown, and the Officer advised plans had been amended during consideration of the proposal.

The Committee were shown various photographs taken by the Case Officer, photographs from one of the registered objectors and from the applicant, which included diagrams showing the works that the applicant could carry out under permitted development rights.

The Officer's recommendation was for approval.

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

There were further representations from:-

Objectors: Mr David Chilvers
Mr Christopher Williams
Ms Marie Armatage

Supporters: Mrs Karen Francis
Ms Debbie King

Members felt it was appropriate the planning application had been brought to Committee as was controversial, and the process would ensure the decision made was open and transparent for all those involved.

Following their consideration of the application, the majority of Members accepted the Officer's recommendation to approve. They agreed the proposal complied more than sufficiently with planning policy for planning permission to be granted.

One Member however, was still concerned regarding the use of permitted development rights in light of the dispute between neighbours and the extent of the proposal.

The Councillor suggested a condition be added to remove permitted development rights for future extensions. The Committee agreed the proposed amendment.

Decision

That the planning application be **APPROVED**, subject to the following conditions, to include an additional condition removing permitted development rights for future extensions/outbuildings:-

1. Approved plans
2. Standard time limit
3. External materials to match existing
4. Other than the windows shown on the plans, no additional windows to be formed in north or south side walls of the extensions
5. Removal of permitted development rights for future extensions/outbuildings.

The meeting was adjourned at 7.53pm and reconvened at 7.58pm.

Application Number: AWDM/0585/17	
Site:	Glaxo Smithkline, Southdownview Way, Worthing
Proposal:	Continued siting of 3 no. single-storey portacabins.

The Planning Services Manager introduced the report advising that as the application was deemed major, due to the size of the site, it was required to be determined by the Committee.

Members were shown an aerial view of the site and advised the application was retrospective as the portacabins were already on site. The applicant wished to retain the portacabins for a further unspecified period.

Members agreed the Officer's recommendation to approve.

Decision

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

1. Remove the buildings by 30.6.22 and reinstate to former condition or otherwise agreed by the Local Planning Authority.
2. Build in accordance with approved plans
3. 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.