

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

In the absence of the Chairperson and Vice-Chairperson, the Committee voted and agreed Councillor Edward Crouch take the chair.

WBC-PC/020/17-18 Substitute Members

Councillor Steve Wills substituted for Councillor Vicky Vaughan.

Councillor Paul Baker substituted for Councillor Clive Roberts.

Councillor Callum Buxton substituted for Councillor Paul Yallop.

Councillor Louise Murphy substituted for Councillor Noel Atkins.

Councillor Bob Smytherman substituted for Councillor Hazel Thorpe.

WBC-PC/021/17-18 Declarations of Interest

Councillor Louise Murphy declared an interest in Items 5.1 and 5.3 as Ward Councillor. For item 5.1, 30 Poulters Lane, the Councillor had registered to speak on the application and elected to exclude herself from the Committee for the item.

WBC-PC/022/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 2 August 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/023/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/024/17-18 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/025/17-18 Public Question Time

Mr Edward Kennard of the Worthing Society stated he was online most days viewing planning applications and plans on the Adur & Worthing Planning Public Access System and requested whether Planning Officers could exert some authority and refuse plans that were illegible.

The Planning Services Manager advised that the illegibility of the plans was not always the applicant's fault as the Council had a system in place that could not always transfer the plans across satisfactorily to the Portal.

The Officer advised the Planning Department were in the process of obtaining a new system and one of the requirements would be to display plans more acceptably. This system should be in place around November of this year.

Mr Kennard accepted the Officer's response.

Mr Kennard also stated that some months ago he had suggested some improvements regarding the use of the Gordon Room in particular, the visibility of the screen and sound quality. He was disappointed another screen closer to the public gallery had not been put in place. It was agreed the matter would be investigated further with the Facilities Officer.

The meeting ended at 8.43 pm

Application No. AWDM/0603/17	
Site:	30 Poulters Lane, Worthing
Proposal:	Outline application for demolition of existing buildings and construction of apartment building comprising 8 x 2-bed residential units. Provision of associated car parking and cycle storage. (Outline application including details of access, layout and scale with all other matters reserved).

Councillor Louise Murphy sat in the public gallery for the item.

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

Members were shown an aerial photograph of the site, and various plans, which included a floor plan showing the layout of the proposal, elevations and streetscene. A number of photographs of the application site were also shown.

The Officer advised the recommendation was for the decision to be delegated to the Head of Planning and Development to secure a legal agreement in respect of development contributions towards off-site affordable housing with a view to planning permission being granted.

There were no queries raised by the Committee on the presentation.

There were further representations from:-

Objectors:	Mr Ricky Horgan Capt De Vanny Mr Simon Hampson
Ward Councillor:	Cllr Louise Murphy
Supporter:	Mr Spencer Copping

A number of points were raised within the representations, which the Planning Services Manager clarified for the Committee, these included -.

- planning history of the site;
- parking issues;
- setting of a precedent;
- disturbance during construction work;

- access to the property/drains;
- pollution; and
- protection of family housing.

The Officer stated the applicant/planning agent had consulted and engaged well with Planning Officers however, it was evident from the number of objectors to the scheme and comments from those speaking, that although not compulsory, it may have been wise for the applicant to engage and consult with local residents prior to submission of the application.

The majority of Members agreed it was a key site for development but were also disappointed local residents had not been consulted on the proposal and felt the matter should be deferred in order for this to take place.

Decision

That the application be **DEFERRED** due to lack of consultation with local residents.

Application No. AWDM/1566/15	
Site:	14 West Avenue, Worthing & 36 Mill Road, Worthing
Proposal:	Change of Use to restaurant with ancillary educational catering/dining classes and catering service (Use Class A3 with ancillary D1).

Councillor Louise Murphy returned to sit on the Committee to consider the remaining items on the agenda.

The Planning Services Manager reported further representations had been received since publication of the agenda and reports. This included a further objection from the Quaker Group stating the parking survey was misleading; that the parking plan showed spaces for three cars when only two; and that other parking spaces proposed on the plan were currently blocked off. There were an additional two further representations from neighbouring residents on the grounds of noise, disturbance, odour, that the development would be out of place in the area and would cause general disturbance.

The Planning Officer also read out a statement from Councillor Beccy Cooper in opposition to the proposal.

The Committee were shown an aerial photograph of the site, location plan and existing ground floor plan. The Officer's presentation also included a photograph of the extractor fan and its location and included further reference to the parking survey undertaken.

The Officer's recommendation was for approval.

There were further representations from:-

Objectors:	Mr Michael Baldwin
	Mr Mike Brayshaw
	Mr Jim Deen
Supporter:	Mr Rory Lees

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

Members considered the application at length. Following their discussions, the main concerns raised were the possible intended use of outside catering by the applicant and change of use should the application be approved.

The majority of Members agreed the application be delegated to Officers for approval however, requested amendments to conditions 8 and 14, in consultation with all Committee Members.

Decision

That the change of use application be delegated for **APPROVAL**, subject to the following conditions, and amendments to condition 8, to prevent outside catering and condition 14, to specify precisely the use permitted and to prevent any changes of use within the class, in consultation with all Members of the Committee:-

1. Approved Plans
2. Standard time limit
3. No commencement of use until updated cleaning and maintenance schedule of extraction system agreed by local planning authority and extraction system installed in accordance with approved schedule and details. Thereafter operated in strict accordance with approved details
4. No commencement of use until parking layout (demarcated spaces and turning) provided on site in accordance with approved plans. Retain thereafter
5. No commencement of use until cycle parking provided on site in accordance with approved plans. Retain thereafter
6. No working, trade or classes except between 8am – 9pm Mon to Sat and 10am and 6pm Sunday and Bank/Public Holiday. The site shall be vacated of customers and associated staff activity shall cease within half an hour of this closing time
7. No arrival, reception or dispatch of deliveries except between 8am – 6pm of the same day Mon - Sat
8. No customer use of the outdoor space except for smoking and pedestrian and vehicular access to and from the building and the parking court
9. No storage of trade good or deliveries except inside the building
10. No amplified music /PA system inside or outside
11. No external lighting unless details agreed
12. Notwithstanding “pd” no external alterations/extensions to building
13. Notwithstanding “pd” no external plant or machinery except as approved under this permission
14. Notwithstanding “pd” Use Class Order premises used only as applied for

The meeting was adjourned at 8.15pm, and reconvened at 8.19pm.

Application No. AWDM/0712/17	
Site:	30 Vale Avenue, Worthing
Proposal:	New 1 x 3 bedroom dwelling in rear garden with detached garages.

The Planning Services Manager introduced the report and Members were shown an aerial view of the site. The Committee were advised the property's paired semi neighbour at No 32, which sat to the north, had recently secured permission to build two backland bungalows and works had begun on that development.

Members were shown a location and block plan, together with elevations and street scene photographs to assist in consideration of the application.

The application was recommended for refusal as significant and demonstrable harm had been identified with the development which outweighed the benefits of the new dwelling.

There was a further representation from an objector, Ms Helen Style.

Following the representation, the Committee unanimously agreed the Officer's recommendation to refuse the application.

Decision

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

1. The proposal by reason of its form and location would fragment and erode the integrity of a structurally important tract of open land and advance an unsatisfactory coalescence of built development to the detriment of local character and the pattern of development. The piecemeal, backland development, itself is also a discordant, contrived and awkward form of building which relates poorly to the urban grain and street character, lacking sympathy with local distinctiveness. By reason of its siting, design and size, the new development relates poorly to the plot itself appearing, tight, contrived and awkward, and, in conjunction with its access, would be viewed from the street and nearby properties as alien, unduly assertive and obtrusive. As such it is contrary to Core Strategy policies 8 and 16: Worthing Supplementary Planning Document: Guide to Residential Development; the National Planning Policy Framework and Planning Practice Design Guidance - DCLG March 2014 and does not qualify as sustainable development.
2. By reason of its siting, design and size and access, parking and turning arrangements, the proposal would result in loss of amenity to the neighbouring

properties, including at No. 28 Vale Avenue and at Nos. 207 to 211 Findon Road, in respect of loss of outlook and privacy and traffic disturbance. The future occupiers of the proposed dwelling would also suffer a poor outlook from the implementation of the extant consent for two bungalows at the rear of No. 32 under AWDM/0418/16 and AWDM/0059/17. This would be to the detriment of their living conditions, contrary to policies 8 and 16 of the Core Strategy, saved policy H18 of the Local plan, Supplementary Planning Document - Guide to Residential Development November 2013 and the National Planning Policy Framework.

Application No. AWDM/0966/17	
Site:	69 Richmond Road, Worthing
Proposal:	Conversion from 3 no. 1-bedrooms flats and 1 no studio flat to single 4-bedroom dwelling with associated external alterations.

The Planning Services Manager advised there was nothing further to add to the report and therefore Members were shown a view of the application site, photographs and existing and proposed elevations.

The Officer's recommendation was for approval.

Members briefly considered the application, and unanimously agreed the Officer's recommendation to approve the application.

Decision

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

1. 3-yr time limit
2. Approved plans
3. Blocking-up of window openings and making good to be carried out in matching materials
4. The replacement windows shown on the approved drawings shall consist of timber. Details of their design, framing proportions, profiles and method of opening shall be submitted to and agreed in writing by the LPA prior to installation.
5. The first-floor window in the enlarged window-opening on the east elevation shall at all times be obscurely-glazed and the bottom sash fixed shut.
6. Remove 'permitted development' entitlements for extensions and alterations (Class A), alterations to the roof (Class C), porches (Class D) and formation of additional hard-surfaced areas incidental to the enjoyment of the dwelling (Class F)
7. The proposed re-covering of the existing roof shall be carried using natural slate.
8. The proposed re-surfacing of the existing drive and footpaths shall be carried out using red brick pavers laid out in a porous construction or with provision made to direct run-off to a permeable or porous area within the curtilage.
9. The garage and rear garden outbuildings as they exist on the site at the time of this permission shall be used solely for purposes incidental to the use of the property as a single dwelling house.