

Minutes of a meeting of the
Worthing Planning Committee
4 October 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: Head of Planning and Development, Planning Services Manager,
Senior Lawyer and Democratic Services Officer

The Chairman advised the Committee the agenda included an Enforcement Report to be considered.

WBC-PC/026/17-18 Substitute Members

Councillor Paul Baker substituted for Councillor Clive Roberts.

Councillor Steve Wills substituted for Councillor Edward Crouch.

WBC-PC/027/17-18 Declarations of Interest

Councillor Hazel Thorpe declared an interest in AWDM/1075/17, Irene House, 1 Parkfield Road, as Ward Councillor and as a representative of the Tarring Flood Forum, but not predetermined any decisions made.

Councillor Vicky Vaughan and Councillor Paul Baker declared an interest in AWDM/1146/17, Glaxo Smithkline, as Ward Councillors.

Councillor Paul Westover declared an interest in item 7, Enforcement report, 7A Shelley Road, as Ward Councillor.

WBC-PC/028/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 6 September 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/029/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/030/17-18 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/031/17-18 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/032/17-18 Enforcement Report - 7a Shelley Road, Worthing

The Planning Services Manager highlighted to Members there were two speakers registered to speak in support of enforcement action, and that a statement had been received from the owner/occupier of the site.

The Committee were shown an aerial view of the site, together with a number of photographs.

There were no questions from the Committee on the presentation. The Officer therefore proceeded to read out the statement prepared by Ian Woodward-Court of Plainview Planning on behalf of Mr Rassam of the Panacea Medical Centre on Shelley Road.

There were further representations from:-

Supporters for the Enforcement: Ms Fleur Kreel
 Ms Sarah Fitzpatrick

Members sympathised with the neighbouring resident, Ms Kreel, and appreciated her concerns due to the property's close proximity to the hardstanding, and given the history of the case, felt enforcement action would be necessary.

After some discussion, the Head of Planning and Development suggested an alternative solution to address the issues raised by the neighbour and the car park issues for the business. The Officer stated the Committee could agree to proceed with the Enforcement Notice, but the Notice could include certain conditions to allow the car

parking use to continue whilst mitigating the harm to the neighbouring resident. Members agreed with the Officer's revised recommendation.

Decision

Members **AGREED** to proceed with the Enforcement Notice, but the Notice to be drafted to include conditions to reduce the harm the use is causing to the neighbouring resident.

The meeting ended at 9:20 pm

Application No: AWDM/0603/17	
Site:	30 Poulters Lane
Proposal:	Amended Plans and Description: 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.)

The decision on the outline application was deferred by the Planning Committee at the previous meeting on 6 September 2017 to allow the developer to consult with residents.

The Planning Services Manager advised 12 further letters of objection had been received since the report was published and they were largely on the same grounds as set out previously within the report.

The Planning Services Manager updated Members on the current situation, and advised that since the last Committee meeting the agent had provided a further street scene and made contact with the registered speakers at the last meeting.

The Committee were shown an aerial view, photographs of the site, the further street scene and various plans for their consideration.

The Officer advised the recommendation was to grant permission.

Members raised a number of queries on the presentation, which were answered in turn.

There were further representations from:-

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

Following the representations, some Members questioned the applicant's agent, Mr Copping, on a number of points, including the consultation with neighbouring residents.

Members discussed the proposed outline application at length, raising a number of issues, which included the design and appearance of the proposal, and the impact on amenity of neighbours and local character.

Officers reiterated the application was outline and that there would be a further reserved matters application for the design of the building for later consideration.

In conclusion, the majority of Members voted to refuse the application, against the Officer's recommendation, as they felt a proposed three storey, flat-roofed building would be inappropriate on the site, out of character with the area and have an adverse impact upon the streetscene and neighbouring residents.

Decision

The application was **REFUSED** on the grounds of scale, bulk, massing and adverse impact upon the streetscene.

The meeting was adjourned at 7.30pm and reconvened at 7.35pm.

Application No: AWDM/1120/17	
Site:	Glawood House, Sompting Road
Proposal:	Proposed second floor to provide 9 additional residential units and alterations to ground floor to provide one additional residential unit and managers office (residential units comprising of 2 no. one bedroom flats and 8 no. studio flats).

This application was withdrawn prior to the meeting.

Application No: AWDM/0764/17	
Site:	Kingsway Hotel & 120 Marine Parade
Proposal:	Redevelopment and partial conversion of The (former) Kingsway Hotel and No.120 Marine Parade including the retention of the main facades facing Marine Parade, the erection of a two, three and four storey development at the rear and roof extension to provide 1 no. one-bedroom apartment, 8 no. two-bedroom apartments, 4 no. three-bedroom apartments and 1 no. four-bedroom apartment and the demolition of the annexe at No. 1 Queens Road and erection of a two/three storey building to provide 1 no. two-bedroom dwellinghouse and 1 no. three-bedroom dwellinghouse. Nine parking spaces and cycle parking to the rear.

The Planning Services Manager introduced the report and the Committee were advised of comments received from the agent.

In the agent's opinion, the report was misleading as it suggested that the approved and proposed schemes were more consistent than they actually were, and they contested the fact that an affordable housing contribution could be provided in the absence of Vacant Building Credit (VBC). The Officer also referred to a subsequent planning statement and advised the agent wished clarified that the fifth paragraph on Page 47 of the report should read that the previous permission included 120 Marine Parade.

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

The Officer made reference to the VBC mentioned within the report and stated he would be happy to answer any queries Members wished to raise. The Committee were advised the recommendation was for approval subject to completion of a legal agreement securing an affordable housing contribution.

Members raised a number of queries with Officers, which were answered in turn.

There followed further representations from:-

Objector: Mr Jim Deen

Adjacent Ward Councillor: Cllr Beccy Cooper
Supporter: Mr Huw James

Members discussed the proposal and felt on design and amenity terms the proposal appeared good however, they were reluctant to accept that VBC should be automatically applied given the consequent reduction in an affordable housing contribution, which in this case would be 95%.

The Head of Planning and Development said he understood Members' concerns regarding the lack of affordable housing within the town and how this could be addressed. However, the Council had accepted VBC on previous applications and that if the Council were to consider the non-application of the VBC, it was far more likely that the position would be supported at appeal if the current policy position were updated through amendment to the Development Plan. This a matter that could be considered as part of the Worthing Local Plan review.

Following further discussion, the Members unanimously voted to overturn the Officer's recommendation to grant permission and agreed that the application should be deferred in order to obtain further information from the applicant regarding viability of the scheme.

Decision

The application was **DEFERRED** for further information to be submitted regarding the viability of the scheme, with particular regard to the provision of affordable housing.

Application No: AWDM/1075/17	
Site:	Irene House, Parkfield Road
Proposal:	Demolition of existing care home and erection of a part 2 and part 2.5 storey building containing 22 no. flats comprising 18 x 2-bedroom and 4 x 1-bedroom with associated parking of 26 spaces and landscaping. Retention of existing vehicular accesses onto Parkfield Road and formation of new vehicular access onto South Street Tarring.

The Planning Services Manager introduced the report and advised the agent had commented on the conditions at the end of the report. The agent had requested condition numbers 9-12 be amalgamated to avoid repetition; for condition number 6 the hours of work be extended on Saturdays to 14.30 hrs; and additional hours to be agreed, with notice to neighbours, on concrete pour days. Officers accepted these amendments to the conditions.

The Officer stated the viability report had recently been received and the clear conclusion was that the developer's figures were reasonable, that the level of profit proposed was slightly lower than a developer would expect from a similar project and additional payments would result in a profit that would render the scheme unviable.

With this scheme, Vacant Building Credit could apply however, the developer had offered a sum of £70,000 and the Officer felt that sum was appropriate for the scheme.

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

Officers concluded the proposal was an attractive development that would enhance the streetscene and therefore the recommendation was for approval, subject to completion of a legal agreement and the amended conditions.

There were further representations from:-

Objector: Mr Jim Deen

Supporters: Mr Huw James

Ms Sarah Hufford

Members raised queries with the Officer, which were answered in turn.

One of the Members referred to the WSCC Lead Local Flood Authority comments and noted they had stated there were no records of historic flooding, which the Member disputed. The Member felt it would be beneficial for authorities to work alongside local flood groups, and the Officer agreed to put this forward.

The Committee were happy to support the scheme as believed it was a good design and would enhance the area. However, they raised concerns regarding viability, but recognised a genuine vacant building.

Before voting on the application, a Member requested that, in future, the Committee have sight of independent viability assessments.

Decision

That planning permission be **GRANTED**, subject to the completion of a legal agreement securing a payment of £70,000 towards affordable housing, with a clawback mechanism to be included within the agreement, and subject to the amended conditions:-

1. Approved Plans
2. Full Permission
3. No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety
4. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use
5. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,

- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

6. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.

Monday Friday

08:00 18:00 Hours

Saturday 09:00 14:30 Hours

Sundays and Bank Holidays no work permitted.

Additional hours to be agreed, with notice to neighbours, on concrete pour days.

7. Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.
8. The development hereby permitted shall not be occupied until sound insulation testing has been carried out between to confirm compliance with Approved Document E
9. Development should not commence until:-
 - finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event;
 - full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs;
 - a drainage strategy detailing the proposed means of foul and surface water disposal and an implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable; and
 - details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in

consultation with Southern Water.

10. Prior to commencement of any above ground construction a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building shall have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
11. Prior to commencement of any above ground construction a scheme of soft and hard landscaping shall have been submitted to and approved in writing by the local planning authority, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the building.
12. Prior to commencement of any above ground construction details of all boundary treatment shall have been submitted to and approved in writing by the local planning authority. The boundary treatment shall be provided in accordance with the approved details prior to occupation of the building.

INFORMATIVES

1. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
2. A formal application for connection to the water supply 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.

Application No: AWDM/1146/17	
Site:	Glaxo Smithkline
Proposal:	Variation of conditions 23 and 24 of AWDM/0311/14 to extend the requirement for restoration of the sports field and western car park and entrance area, which are temporarily used for car parking, storage and offices during construction, until June 2018.

The Planning Services Manager had nothing further to add to the report. Members were shown an aerial view of the site and the Officer briefly outlined the application for their consideration.

Members agreed the Officer's recommendation to grant permission.

Decision

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

1. Compliance with approved plans
2. The use of the sports field as a temporary car park hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2018 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
Reason: *To ensure satisfactory remediation and as the use of the sports field as a car park is only acceptable as a temporary measure with regard to the wider development of the site.*
3. The use of the existing western car park and entrance area for purposes in association with the construction of the pharmaceutical production building hereby permitted, including contractor's parking, offices and storage areas shall be discontinued and the land restored to its former condition on or before 30 June 2018 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
Reason: *The permanent use of the land for the purposes above would be to the detriment of the amenities of neighbouring properties.*

