

Minutes of a meeting of the
Worthing Planning Committee
1 November 2017
at 6.30 pm

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

Councillor Noel Atkins
Councillor Joshua High
Councillor Steve Wills

Councillor Paul Baker
Councillor Hazel Thorpe
Councillor Paul Westover

** Absent

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

WBC-PC/033/17-18 Substitute Members

The Chairman advised there were no Substitute Members however, there had been a change in the Worthing Planning Committee Membership agreed at Full Council the previous evening. Councillor Steve Wills replaced Councillor Edward Crouch and Councillor Paul Baker had replaced Councillor Clive Roberts.

WBC-PC/034/17-18 Declarations of Interest

There were no declarations of interest.

WBC-PC/035/17-18 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 4 October 2017 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/036/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/037/17-18 Planning Applications

The planning applications were considered, see attached appendix.

There were no questions raised under Public Question Time.

The meeting ended at 7:52 pm

Application No. AWDM/0146/17	
Site:	Sussex Clinic, 44-48 Shelley Road, Worthing
Proposal:	Demolition of existing 40-bedroom care home and redevelopment of site with new 62-bedroom care home on three levels including basement with inner courtyard area, landscaping to rear and associated parking area on frontage with Shelley Road.

The Planning Services Manager updated Members on the County Council Highway Authority's comments regarding the provision of parking spaces. The Highway Authority had originally based their comments on the provision of 12 parking spaces however, had subsequently been asked to review their comments on 23 spaces shown on the submitted drawing. The Officer advised the County Council were now satisfied with the parking proposed and their other comments within the report remained the same. There was, therefore, no objection from Highways or any requirement for infrastructure contributions.

The Committee were shown an aerial view of the site, and a number of plans, which included a location and block plan, existing and proposed elevations, together with a proposed layout plan and street scene drawing. Members were advised planning permission had been granted in 2010, but lapsed in 2015, for a similar scheme.

The Planning Services Manager referred back to the matter of parking provision for the scheme, and highlighted condition 3 under the recommendation of the report requiring the forecourt be re-designed with a reduction in proposed parking spaces to accommodate additional landscaping and replacement trees.

The Officer concluded his presentation by showing Members a number of photographs of the site to assist in their consideration of the application.

The Officer's recommendation was for approval of the scheme.

Members raised a number of queries with the Officer for clarification which were answered in turn.

There were further representations from:-

Objector: Mrs Susan Belton
 Supporter: Mr Alan Phillips

A couple of Members raised queries with Mr Phillips, who responded to the Committee's satisfaction.

Members considered the application, particularly the contemporary design of the building, the proposed reduction in parking spaces and increased soft landscaping. The Committee concluded they were happy with the overall design, felt it was an environmentally friendly proposal and did not appear to have an adverse impact on the character and appearance of the area.

Before the Committee made their decision, a Member requested the Committee have sight of samples of the materials to be used as the submitted CGI did not show the proposed materials in their best light and felt would be beneficial when considering such an application.

The Committee unanimously agreed the recommendation to approve the application.

Decision

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

1. Standard 3 year time limit
2. Approved Plans
3. Notwithstanding the details shown on the approved drawings, development shall not commence unless and until a revised layout of the forecourt area showing a reduced number of parking spaces and introduction of additional soft landscaping including replacement tree planting has been submitted to and approved in writing by the LPA in consultation with the Highway Authority.
4. Car park surface details to be agreed
5. Parking and turning to be provided prior to first occupation
6. Agree and implement secure, covered cycle parking
7. Provide visibility at site accesses
8. Agree and implement Construction Management Plan
9. Hours of Construction as detailed in report
10. Agree details of all roof plant, including air handling, kitchen extraction and ventilation. Attenuation measures to have regard to the principles of BS4142: 2014 and achieve a difference between the rating level and background noise level of -10dB.
11. No additional roof plant
12. Agree/provide hard and soft landscaping scheme to include replacement tree planting.
13. Existing trees and hedges to be protected during construction in accordance with an agreed Tree Protection Plan
14. Samples of external facing materials to be agreed (including specification for Sedum roof)
15. Agree architectural details (angled bay windows, parapet walls/eaves detail, lift overruns, supporting columns, enclosed roof cavity, elliptical curved projection and

- gable details (including soffits), wall sections of (Reglit) channel glass, glazed curtain walling, section showing junction between slate cladding and render) to be agreed and implemented.
16. Detailed design of windows, doors
 17. Siting of bin/recycling stores to be agreed and provided
 18. Details of all external lighting to be approved
 19. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the LPA in consultation with Southern Water.
 20. Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and implementation timetable has been submitted to and approved in writing by the LPA in consultation with the sewerage undertaker. The scheme should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels and Percolation Testing to BRE 365, or similar approved method, will be required to support the design of any infiltration Drainage. No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and timetable.
 21. Development shall not commence until 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 manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
 22. Any visibility contaminated or odorous material not previously identified found to be present to be investigated and planning authority informed of the nature and degree of contamination, plus Method Statement detailing remediation.
 23. Agree methodology for excavation and site waste management during construction
 24. Agree finished floor and site levels in relation to existing ground levels.

Application No. AWDM/0867/17	
Site:	J Alsford & Co., King Street, Worthing
Proposal:	Retrospective application for erection of external racking for goods storage to perimeter of existing southerly aspect yard space (top level of racking removed at eastern end and south eastern corner).

The Planning Services Manager advised the Committee a further 4 letters of objection had been received since dispatch of the report. Comments included that the amendments were inadequate; height had not been reduced; there was increased noise since the development took place; and that the applicant should not have proceeded with the racking in advance of planning permission.

Members were shown an aerial view of the site, together with a number of photographs to assist in consideration of the application. The Officer advised the main purpose of the application was to allow commercial vehicles to turn within the yard by leaving a sufficient amount of space in the central part of the yard.

The main issue for determination of the application was the effect the proposal would have upon the amenities of neighbouring properties, whilst taking into consideration the business requirements of the applicant.

The Officer's recommendation was to **GRANT** permission.

Some Members raised queries on the presentation, which were answered in turn.

There was a further representation from:-

Objector: Miss Jill Gibson
Ward Councillor: Cllr Kevin Jenkins

Following the representations, the Members considered the application and whilst unhappy it was a retrospective application, understood the application still needed to be determined.

In conclusion, the Committee were concerned the racking appeared too high and overbearing for neighbours and therefore unanimously elected to defer the decision for

further consultation with the applicant and affected neighbours in order to reach an amicable compromise.

Decision

That the application be **DEFERRED**, in order to seek a further reduction in the height and location of the racking, in consultation with the Ward Members.

Application No. AWDM/1365/17	
Site:	17 Eastcourt Road, Worthing
Proposal:	Single-storey rear extension to west elevation (to replace existing outbuilding).

The Planning Services Manager advised there was nothing further to add to the report and only being considered at Committee as a member of Council staff.

The Committee agreed the Officer's recommendation to approve.

Decision

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

1. Approved Plans
2. Standard time limit
3. Precautionary contamination
4. Exterior materials and finishes to match
5. Notwithstanding "pd" no further windows/openings in either side elevation