

Minutes of a meeting of the
Worthing Planning Committee
10 January 2018
at 6.30 pm

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

**Councillor Noel Atkins
**Councillor Joshua High
Councillor Paul Westover

Councillor Paul Baker
Councillor Hazel Thorpe
Councillor Steve Wills

** Absent

Officers: Head of Planning & Development, Planning Services Manager, Lawyers,
and Democratic Services Officer

WBC-PC/046/17-18 Substitute Members

Councillor Edward Crouch substituted for Councillor Noel Atkins.

WBC-PC/047/17-18 Declarations of Interest

Councillor Edward Crouch declared he was the Executive Member for Digital & Resources and adjacent Ward Councillor in connection with AWDM/0764/17, Kingsway Hotel (Heene ward).

Councillor Hazel Thorpe declared an interest in AWDM/1114/17, the former Priory Rest Home, South Street, as Ward Councillor, and advised she had not predetermined any decision.

WBC-PC/048/17-18 Minutes

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

WBC-PC/049/17-18 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/050/17-18 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/051/17-18 Public Question Time

There were no questions raised under Public Question Time.

**WBC-PC/052/17-18 Affordable Housing and the impact of changes made to
National Planning Guidance**

The Head of Planning and Development outlined the report for Members' consideration which recommended a policy position for the Borough, at least for the interim, whilst a new Local Plan for Worthing was being prepared.

The Committee understood they could be receiving more viability reports as a consequence, and requested further guidance/training for all Members in order to understand the complexities of those appraisals.

Members concluded the report was welcomed, and requested the Officer send a decision report through to the Executive Member for Regeneration as soon as possible.

Decision

That, in line with the Position Statement attached as Appendix A, the Committee recommended to the Executive Member for Regeneration that Vacant Building Credit should not be applied to brownfield developments and that the Council should continue to seek development contributions for less than 10 dwellings in view of the acute shortage of affordable housing in the Borough.

The meeting ended at 9:20 pm

Application No. AWDM/0764/17	
Site:	Kingsway Hotel, 117-119 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.

At the Planning meeting held in December 2017, the Committee deferred the application for further negotiation and consideration in respect of viability issues and affordable housing payment.

The Planning Services Manager gave a brief outline of the application for the Committee, which included an aerial photograph of the site, proposed elevations and further photographic evidence.

The Officer advised the applicant had agreed a payment of £100,000 affordable housing payment to be secured by a legal agreement, with a clawback mechanism, subject to a cap at £235,824.

There were no questions from the Committee on the presentation.

There were further representations from:

Adjacent Ward Councillor: Cllr Rebecca Cooper

Supporter: Mr Huw James

The Chair commented the application had been deferred twice by Members, and felt the Committee now needed to make a decision to refuse or approve the application.

The Members briefly considered the application, with the majority supporting the scheme and being satisfied with the revised offer made by the applicant.

Decision

That permission be **GRANTED**, subject to the conditions outlined in the previous report (appended) and subject to completion of a legal agreement securing an affordable housing contribution of £100,000 and a clawback mechanism subject to a cap of £235,824.

Application No. AWDM/1612/17	
Site:	22 Lyndhurst Road, Worthing
Proposal:	Temporary change of use of existing building for a period of up to 5 years from former NHS offices and nurses' accommodation to 37-bedroom short-stay accommodation for local single homeless persons on first and second floors and 1no. three-bedroom flat and offices for use by Worthing Churches Homeless Project on the ground floor. Replacement and new windows and doors, blocking up of covered walkways on north and south elevations and part shiplap cladding to all elevations.

The Head of Planning and Development began his presentation by showing Members an aerial photograph to identify the building. The Officer advised the application was for a temporary change of use of the existing building, for a period of up to 5 years. The building had been used for a number of years as nurses' accommodation, and was originally built in 1971. The ground floor had been converted to NHS offices in late 2009 and subsequently vacated in 2015.

The Officer advised the application had been submitted in parallel with a scheme for redevelopment of the site by Roffey Homes. The developer had been successful in securing the site for development but were not intending to start the development immediately.

Roffey Homes had offered the Worthing Churches Homeless Projects (WCHP) the temporary use of the building for up to 5 years to provide short stay accommodation for those in housing need. The Head of Housing was fully supportive of the scheme and had been working closely with WCHP on a joint project to provide up to 18 bedsits for temporary accommodation for the Council to avoid using costly B&B accommodation.

Members were advised the proposal was to convert the building to a 37 bed short stay accommodation, with a 3 bedroom flat and offices on the ground floor. The Committee were shown various photographs to assist in consideration of the change of use.

The Officer advised some temporary alterations to the appearance of the building would be carried out. There would be a minimum of two staff on duty at all times at the accommodation, including through the night, and a single controlled access point into the building. Consultation had also taken place with the Communities team, Police and Private Sector Housing team to make sure there was good quality accommodation, and well-managed to avoid any issues of disturbance or anti-social behaviour.

There were no policy objections to the proposal and the scheme was welcomed by Officers to assist in tackling the pressure and cost on the Council for emergency accommodation and those forced to sleep rough due to a lack of housing.

There were a number of queries raised by Members which were answered in turn by the Officer.

There was a further representation from supporter, Mr John Holmstrom, the Chief Executive of WCHP.

Following a short debate, the Committee were in agreement the proposal was welcomed and they were all happy to support.

Decision

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

1. Cease use by 31.1.23.
2. Use personal to WCHP
3. Implement in accordance with approved plans.
4. Retain car parking and access
5. Implement the Police security requirements

Application No. AWDM/1114/17	
Site:	Former Priory Rest Home, South Street
Proposal:	Demolition of existing care home (use class C2) and erection of a 75 bed care home (use class C2)

The Planning Services Manager began his presentation by showing Members an aerial photograph of the site, existing block plan, proposed site plan and proposed elevations.

Planning permission had previously been granted in 2014 but not implemented, and the site had subsequently been sold. Members were advised the footprint of the proposed building was largely similar to that previously approved.

The Officer advised the proposed scheme would include a roof terrace, on the south western corner and would be enclosed by some screening and planting.

Members were referred by the Planning Services Manager to the Conservation Architect's comments regarding the materials and were shown perspective diagrams of the proposed building to assist in their consideration of the application.

The Committee were shown a number of photographs from various angles, which highlighted the existing building's state of disrepair and inadequate accommodation for modern day care standards.

After some months of negotiation the Officers felt the scheme was acceptable, subject to the conditions outlined within the report. The recommendation was to grant permission.

There were a number of questions raised on the presentation, which the Officer answered in turn.

There were further representations from:

Objector: Mr Loughrey

Supporter: Ms Nicola Thornton

Members considered the application and appreciated the site had been derelict for some considerable time. Therefore, the Committee agreed the implementation of the scheme should take place within three years, instead of five years, as stated within the report.

The Committee also agreed an amendment to condition 9, whereby the agreement of materials for the scheme be delegated to Officers in consultation with the Chair and Councillor Hazel Thorpe, as Ward Councillor.

Decision

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

- 1 Standard 3 year time limit and in accordance with the approved plans.
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 Prior to the commencement of development, a scheme shall be provided for attenuating all external fixed plant which shall have regard to the principles of BS4142 and achieve a difference between the rating level and background noise level of at least -5dB. A test to demonstrate compliance with the scheme shall be undertaken within 1 month of the scheme being approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties in accordance with policy 16 of the Worthing Core Strategy.

- 4 No development of any kind shall take place unless and until a scheme for the suppression of dust during demolition/site clearance and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented throughout the entire course of demolition/site clearance and construction.

Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.

- 5 No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. Monday to Saturday such work shall only be undertaken between the hours of 7.30 am and 6.30pm, except as agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.

- 6 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

- 7 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.

- 8 Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.

- 9 The development hereby approved shall not be occupied unless and until samples and schedule of the external walls and roof of the buildings in the development hereby permitted have been submitted to and approved by the Local Planning Authority, in consultation with the Chair and Councillor Hazel Thorpe, and the buildings shall not be built other than in accordance with any such approval.

Reason: In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.

- 10 No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, 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(s).

Reason: In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy

INFORMATIVES

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

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 updated the Committee on the report since the deferment last November.

Following the Committee meeting held in November a site meeting was held between the applicant, the Planning Services Manager and Ward Councillor Kevin Jenkins where further amendments were suggested. These were to remove a third shelf of racking on the eastern boundary and in the south-eastern corner. The amendments had subsequently been carried out and therefore the Officer advised the recommendation was to grant permission, subject to no further alterations to the racking in future without an application being made to the authority, and the stacks in those places should be no more than 3 metres high on the south-eastern boundary and 2.85 metres high on the eastern boundary.

Despite the amendments made, Ms Jill Gibson, the registered speaker, still objected, and the Officer summarised those objections for the Committee's consideration.

The Committee were shown photographs to assist in their consideration of the application.

The Officer felt the second set of amendments were an acceptable compromise and that the application was recommended for approval.

There were further representations from:

Objector: Ms Jill Gibson
Ward Councillor: Cllr Kevin Jenkins
Supporter: Mr Justin Hood

Following the representations, the Committee debated the application at length and showed sympathy with the registered objector's concerns.

The Committee unanimously agreed to delegate for approval, in consultation with the Chairman, an amended plan reducing the racking on the eastern boundary by a further shelf. Members also agreed additional conditions be imposed to restrict trading hours and movement of stock on the racking to 07:30 to 17:00 Monday to Friday and 08:00 to 13:00 on Saturday, with no working on Sundays; to prevent further alterations to the racking without permission and specific height restriction on the racking as amended in the eastern and south eastern corners.

Decision

That permission be delegated for **APPROVAL**, in consultation with the Chairman to receive an amended plan reducing the racking on the eastern boundary by a further shelf, and subject to the following amended conditions:-

1. Approved plans
2. No alteration to height or structure of racking without planning permission first being granted by the Council
3. Restriction on trading hours and movement of stock on the racking to 07:30 to 17:00 Monday to Friday and 08:00 to 13:00 hours on Saturday and no working on Sundays
4. Prevention of further alterations to the racking without permission and a specific height restriction on the racking as amended in the eastern and south eastern corners

Application No. AWDM/0547/17	
Site:	64 Greenland Road, Worthing
Proposal:	Retention of 1.8m high close boarded fence behind existing dwarf brick wall around garden boundary on east side of house.

Members were shown an aerial photograph of the site, together with site layout plan and photographs to identify the site. The Planning Services Manager gave a brief outline of the application.

There was no further representation.

Member were in agreement with the Officer's recommendation.

Decision

That permission be **REFUSED**, for the following reason:-

The retention of the fence by virtue of its siting to the front, corner and side of the dwelling adversely affects the visual character of the area. The proposal therefore fails to comply with policy 16 of the Worthing Core Strategy.