

Minutes of a meeting of the
Worthing Planning Committee
23 January 2019
at 6.30 pm

Councillor Paul Yallop (Chairman)
Councillor Alex Harman (Vice-Chairman)

Councillor Noel Atkins
Councillor Hazel Thorpe
Councillor Paul Westover

Councillor Richard Mulholland
Councillor Nicola Waight
Councillor Steve Wills

** Absent

Officers: Head of Planning and Development, Planning Services Manager, Senior
Planning Officer, Lawyer and Democratic Services Officer

WBC-PC/051/18-19 Substitute Members

There were no substitute Members.

WBC-PC/052/18-19 Declarations of Interest

Councillor Noel Atkins declared an interest in 5.2 AWDM/1673/18, 24 Wordsworth Road, Worthing as being resident in Wordsworth Road.

WBC-PC/053/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 19 December 2018 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/054/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/055/18-19 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/056/18-19 Public Question Time

There were no questions raised under Public Question Time.

The purpose of the Statement of Community Involvement (SCI) was to explain to the public what consultation would take place with stakeholders within Adur and Worthing on planning policy documents and planning applications. It set out who the Councils would consult with, when and how.

The Senior Planning Officer introduced the report and stated that all Local Planning Authorities were legally required to prepare and publish a SCI, and to ensure the Statement was kept up-to-date. The current joint Adur and Worthing SCI had been published in 2012 and since then there had been changes made to national policy and legislation in relation to Local Plans, Neighbourhood Plans and the NPPF. The Officer advised it was timely to update the document to reflect the changes.

The Officer briefly outlined the document for Members and advised the document included sections regarding the Community Infrastructure Levy (CIL) for Worthing Borough Council and Neighbourhood Plan for Adur District Council.

The Officer's recommendation was for the Committee to note the draft SCI, and forward any comments to the Executive Member for Regeneration to consider prior to approving the document for consultation.

A Member referred to page 45 of the draft document, Appendix 3 - Planning Aid, and felt the inclusion of the link to the RTPi website would be a particularly useful aid for residents and businesses. The Member also requested that when looking at agencies to consult with, the National Flood Forum be included. The Head of Planning and Development felt the National Flood Forum should be consulted where appropriate as he was unsure they had the resources to respond to all applications.

The Chairman added he would like to encourage more use of social media by the Communications Team.

Members agreed a great deal of work had gone into producing the draft SCI and were happy to agree the Officer's recommendation.

Decision

The Committee Members noted the draft SCI and **AGREED** that comments be forwarded to the Executive Member for Regeneration for consideration prior to approval for consultation.

Members had indicated that the pre-application charging scheme should be reviewed after a suitable period. Given that nearly 3 years had elapsed since the scheme had been introduced, Officers now felt it appropriate to review the charges.

The Head of Planning and Development introduced the report and advised the Planning Services Manager, the report author, had carried out considerable work in terms of reviewing the charges of other authorities. The Head of Planning and Development had also sought informal guidance from the Committee Chairs and Informal Cabinets of Adur and Worthing on budgetary matters.

The Officer advised the key change from the previous charging regime was the recommendation of a flat rate charge for householders, but included a higher rate charge for very large extensions, currently the proposal was for 100 square metres. He stated that householder planning enquiries, for which no fee was currently charged, remained high and relatively resource intensive.

The Officer stated that although the Councils were looking at a significant increase across the board, the charges remained reasonable.

Before concluding his presentation, the Head of Planning and Development advised Members of a slight change in the recommendation, i.e. that the householder fee would be inclusive of VAT however, for other fees VAT would be added.

Members raised queries with the Officer, which were answered in turn to the Member's satisfaction.

Decision

The Committee Members considered the proposed changes to the Councils' Charging Schedule and recommended to the Worthing and Adur Executive Members for Regeneration that the following charges are adopted by both Councils to be implemented from the 1st April 2019:-

Householder:	£100 and £175 (extensions over 100 sqm)
1-4 dwellings:	£450 +VAT
5-9 dwellings:	£650 +VAT
10-49 dwellings:	£1,000 +VAT
50 dwellings and above:	£1,500 +VAT
100 dwellings and above:	£3,000 +VAT

(Householder fee inclusive of VAT)

Commercial developments up to:

999 sq m -	£450 + VAT
1,000 to 4999 sq m	£650 + VAT
5,000 sq m -	£850 + VAT
10,000 and above	£1,500 + VAT

Listed Buildings: £100

Advertisements: £100

Trees: £100

(inclusive of VAT)

Confirmation of compliance with Conditions and Section 106 obligations: £125
(+ VAT)

The meeting ended at 7:45 pm

Application Number: AWDM/0413/18	
Site:	Coach and Horses, Arundel Road, Worthing
Proposal:	Retrospective application for previously approved AWDM/0803/16. Amendments to kitchen link extension and alterations to existing outbuilding plus siting of cold store compressor unit on west elevation of kitchen link extension.

Application Number: AWDM/0414/18	
Site:	Coach and Horses, Arundel Road, Worthing
Proposal:	Application for Listed Building Consent for retention of amendments to previously approved AWDM/0805/16. Amendments to kitchen link west wall re-siting of cold room compressor unit, raising of kitchen floor, removal of existing window to north elevation and replacement with door.

The Planning Services Manager advised Members there was nothing further to add to the report, and that the applicant had submitted a supporting letter since despatch of the papers. However, the Officer had elected not to relay same to Members as the applicant had registered to speak to Members.

A number of plans were shown to Members and the Officer highlighted the area of contention. There was no objection in principle to the rear extension and associated alterations as built; the key considerations were the effects on the historical significance of the listed building and the amenities of nearby residents.

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

The Officer's recommendation was for refusal on the grounds mentioned within the report.

There was a further representation from Mr Chris Chapman in support of the application.

The Committee Members considered the application and differed in their opinion of the proposal. Some Members felt that, although the application was retrospective, there was a need to support local business and felt the rear extension and associated alterations were an improvement on the previous application.

Others were in support of the Officer's recommendation to refuse the application. They concurred with the Worthing Conservation Advisory Committee's strong objection to the proposal and felt that a further application should have been submitted for the works.

Following debate, the majority of Members agreed to overturn the Officer's recommendation to refuse the application.

Decision

AWDM/0413/18 and AWDM/0414/18

That the applications be **APPROVED**, on the grounds, that having considered that the NPPF permits the Committee to balance less substantial harm against the improvement of the working conditions of staff members, the Committee takes the view that the development does not cause substantial harm to the setting of the listed building and to the historic significance.

Application Number: AWDM/1673/18	
Site:	24 Wordsworth Road, Worthing, West Sussex BN11 3NH
Proposal:	Change of use of House in Multiple Occupation for 6 persons (Use Class C4) to House in Multiple Occupation 8 rooms for 9 persons (Use Class Sui Generis).

The Chairman advised Councillor Paul High had requested the application be determined by the Committee however, he was unaware of his reasons.

The Planning Services Manager introduced the report; briefly outlined the application and Members were shown an aerial view of the site, photographs, together with existing and proposed plans.

The Officer referred Members to the relevant planning history, within the report, which stated that planning permission had previously been granted for the Change of use of the HMO for 6 persons to an HMO with 9 rooms for 10 persons and for the erection of a rear dormer. He stated the permission was a material consideration in the determination of the application.

There was a further representation from Ms Tina Conway in support of the application.

Decision

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

1. Approved plans
2. Standard time limit
3. Agree and implement refuse storage provision
4. Agree and implement cycle storage provision
5. Agree and implement management plan for controlling tenancies
6. Hours of construction

Application Number: AWDM/1593/18	
Site:	Central Pavilion, Beach House Park, Lyndhurst Road, Worthing
Proposal:	Replace all steel Crittall windows and timber single glazed doors with aluminium double glazed units to all elevations including balconies.

The application was brought to Committee as the applicant was Adur & Worthing Councils.

Members were shown an aerial view of the site, photographs and plans, and advised a door and window on the building had already been replaced.

The Officer's recommendation was for approval.

Decision

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

1. Approved plans
2. Standard Time Limit