

Minutes of a meeting of the
Worthing Planning Committee
22 August 2018
at 6.30pm

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

Councillor Noel Atkins
Councillor Hazel Thorpe
**Councillor Paul Westover

Councillor Jim Deen
**Councillor Nicola Waight
Councillor Steve Wills

** Absent

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

WBC-PC/019/18-19 Substitute Members

Councillor Bryan Turner substituted for Councillor Paul Yallop.
Councillor Daniel Humphreys substituted for Councillor Paul Westover.

WBC-PC/020/18-19 Declarations of Interest

Cllr Noel Atkins declared an interest in item 5, advising that he was due to speak on the item as Ward Councillor and would then leave the meeting.

Cllr Hazel Thorpe declared a personal interest in item 5, as one of the residents speaking in object was known to her but stated that she had not predetermined the application.

WBC-PC/021/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 25 July 2018 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/022/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/023/18-19 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/024/18-19 Public Question Time

There were no questions raised under Public Question Time.

The meeting was closed at 7:20pm

Application No. AWDM/0038/18	
Site:	Land East of 1 to 6 Walton Lodge, Walton Close, Worthing
Proposal:	Erection of 2 no. 3 bedroom dwellings with associated parking, bin and cycle storage.

The Planning Services Manager included within his presentation an aerial photograph of the application site, block plan and photographs. He advised that the site was previously a nursery and latterly occupied by a number of disused glasshouses and other structures which had now been cleared.

The application had been the subject of negotiations with Officers, reducing from three dwellings to two dwellings, and the recommendation was for approval.

The Committee questioned Officers regarding drainage, the inclusion of mist type sprinklers and access to the site for emergency vehicles. These were answered in turn.

There were further representations from:-

Objectors: Emma Frost
 Pete Marshall

Ward Councillor: Noel Atkins

A Member questioned whether the right to 'lights and tranquility' provided possible grounds for refusal. The Planning Services Manager advised that there was not a specified distance, it was more a matter of judgement. Plot 1 was 14m away from the nearest property which exceeded the Council's standard of 11.5m. Therefore, Officers deemed the distance to be acceptable, there were no windows in the side elevation of plot 1 and the right to light standards had been met. The Planning Services Manager also confirmed that nothing had already happened on the site that required planning consent.

Members acknowledged that lots of these types of 'backland' plots had previously been developed in Worthing and the proposal was in scale with the size of the plot. The proposal provided an additional 2 homes and there had been efforts by the developer to mitigate impact.

Addressing concerns about access to the site by emergency vehicles, the Chairman drew the Committee's attention to page 10 of the report. The response from West Sussex

County Council advised that there was sufficient access to plot 1 and the inclusion of a sprinkler system for plot 2 was acceptable.

At the conclusion of the debate, a majority of Members sitting on the Committee agreed the Officer's recommendation to grant permission, subject to an additional condition requiring 'thorough consultation with all residents sharing a boundary with the development site regarding the construction management plan'.

Decision

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

- 01 Approved Plans
- 02 Full Permission
- 03 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.
- 04 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
- 05 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 which shall include full consultation with all residents with a boundary adjoining the application site.

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

- 06 Prior to the occupation of the development hereby permitted, details shall be submitted and approved by the Local Planning Authority of a sprinkler system to serve plot 2.
- 07 The development shall be completed in full accordance with the Surface Water Drainage Statement dated July 2018 and submitted by GTA Civils Consulting Engineers unless otherwise agreed in writing with the Local Planning Authority
- 08 No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.
- 09 No development of any kind (including site clearance and demolition) 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.
- 10 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.
- 11 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
- 12 Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Informative

A formal application for connection to the public sewerage system 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.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.