

Minutes of a meeting of the
Worthing Planning Committee
27 March 2019
at 6.30 pm

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: Head of Planning and Development, Planning Services Manager,
Planning Policy Manager (Worthing), Lawyer and Democratic Services
Officer

WBC-PC/065/18-19 Substitute Members

There were no substitute Members.

WBC-PC/066/18-19 Declarations of Interest

Councillor Hazel Thorpe declared an interest in Item 5.1, as Vice-President of Worthing Lions, as she felt their work could be impacted by the proposed installation on the seafront but advised she had not predetermined the decision.

Councillor Paul Westover declared an interest in Item 5.1 as he had been contacted by representatives on the application but came to the meeting with an open mind.

Councillor Jim Deen declared an interest in Item 5.1 as he had been contacted by representatives on the application but came to the meeting with an open mind.

WBC-PC/067/18-19 Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 27 February 2019 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC/068/18-19 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC/069/18-19 Planning Applications

The planning applications were considered, see attached appendix.

WBC-PC/070/18-19 Public Question Time

There were no questions raised under Public Question Time.

WBC-PC/071/18-19 Draft Worthing Local Plan - Reporting Consultation Responses and Next Steps

This report provided an overview of the consultation, a summary of the representations received and the key issues raised (Appendix A). The report then set out a summary of further work that was required to be undertaken. The work programme has then informed the revised timetable established within an updated Local Development Scheme (Appendix B).

The Planning Policy Manager introduced the report and advised the Council undertook public consultation on its Regulation 18 Draft Worthing Local Plan for a period of six weeks which commenced on 31 October 2018 and closed on 12 December 2018. That followed consultation on the Issues and Options in 2016.

The Officer advised the consultation represented an important step in the progression of the Local Plan towards adoption. Members were advised the Council's website set out all the consultation responses in full. The Council had received a total of 218 representations, 60 of which were from organisations and local groups, and the vast majority of comments related to the Goring Gap site, as they did back in 2016. The comments were largely supportive of the Council's approach for the protection of those areas.

The Officer stated one of the key issues within the report related to housing need and the significant level of shortfall that will arise given the constraints in and around Worthing. He advised further work would be undertaken to explore all opportunities for new development.

In conclusion, the Officer outlined other key issues; gave a summary of further work required and timetable showing the stages for the Local Plan.

Members thanked the Planning Policy Manager and his team for the work undertaken on the report and briefly discussed the report.

Decision

The Planning Committee considered and commented on the Officer's report and the summary of comments received during the Draft Local Plan consultation (Appendix A): and prior to its approval by the Executive Member for Regeneration, the Planning Committee considered and commented on the work programme as outlined in the report and set out in the revised Local Development Scheme (Appendix B).

The meeting ended at 8:15 pm

Application Number: AWDM/0089/19	
Site:	Foreshore East of Beach Inspectors Office, The Promenade, Worthing
Proposal:	Erection of 46 metre high observation wheel with 36 gondolas each holding 6 persons and associated structural base, wheel platform, access ramps, payment booth, photo booth and welfare facilities to operate from March to November (and at the same time each year until 2021) between 1000 and 2200 hours.

The Planning Services Manager reported some additional information which had been received since the agenda was published. Two further representations had been received in support, stating the wheel would attract more visitors to the town and be a positive addition to the town, and one in objection on the grounds of the interruption of view from Liverpool Terrace to the sea. The Officer advised the Committee there had been in total 87 representations in objection and 76 in support.

Further comments had also been received from the Environmental Health Officer stating that the lighting assessment confirmed that light intrusion would not exceed 10 lux therefore, there was no objection on lighting grounds, subject to condition. In respect of noise, the manufacturers had provided supporting information stating that any noise from the wheel would be similar to an electric car running on a tarmac road and to ensure this was the case, a condition restricting noise to a level not exceeding 50 decibels was recommended. Lastly, the construction process should be taken in accordance with BS5228, which is the Code of Practice for noise and vibration control on construction open sites. The Officer therefore advised that should permission be granted, the decision would be subject to an extra three conditions in respect of light levels, noise levels and construction to be undertaken in accordance with the relevant BS standard.

The Officer referred Members to the end of the report, where reference was made to the Council's Technical Services and the stability of the wheel, and advised that although not a planning consideration, the independent structural engineer's report had been received and was favourable.

The Planning Services Manager produced an aerial photograph of the site, together with a number of various plans, to assist Members in their consideration of the application. The Officer outlined the application for Members, highlighting the distances between neighbouring properties and the extent of the conservation areas that surrounded the site.

The Officer concluded his presentation by showing photo montages and a number of photographs of the site. The Officer's recommendation was for approval, subject to the three requested additional conditions.

Members raised a number of queries on the presentation for clarification by the Officer, which included:-

- maintenance of the wheel;
- expected footfall generated;
- possible re-location of the Worthing Seafront Beacon; and
- condition of site during the winter months.

The queries were answered in turn by the Officer.

There were further representations from:-

Objectors: Paul Crone
 Susan Belton
 Kitty Edwards

Supporters: Jan De-Koning
 Kevin Jenkins
 Andy Sparsis

The Members began their debate on the application and, whilst they sympathised with the neighbours in close proximity to the site, they accepted the distances between the gondolas and the nearest residential properties exceeded the Council's overlooking standard of 21 metres. Some Members would have preferred a different location for the wheel however, the majority supported the proposal as they believed it would attract visitors to the town which in turn would help its economic prosperity.

Decision

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

- 01 Approved Plans.
- 02 Temporary Permission – March to November until 2021 only.
- 03 The construction process undertaken in accordance with the development hereby permitted shall be carried in accordance with BS5228:2009 'Code of practice for noise and vibration control on construction and open sites' and in accordance with the programme of works submitted on 25 March 2019 unless otherwise agreed in writing with the Local Planning Authority.

- 04 Hours of construction be limited to 08:00 - 18:00 Monday to Saturday only in order to reduce the impact on adjacent residents and businesses.
- 05 Light Intrusion into residential windows shall not exceed 10 Lux between 07:00 and 21:00 hours and 5 Lux between 21.00 and 07.00 hours, measured as Vertical illuminance (EV) normal to glazing. The Sky Glow (Upward Light Ratio) shall not exceed 5.0%”.
- 06 Hours of operation restricted to those contained within the application - 10:00 - 22:00 hours.
- 07 No music or public address system.
- 08 The Observation Wheel hereby permitted shall at all times be operated in accordance with the submitted Ancillary Management Plan dated March 2019 unless otherwise agreed in writing with the Local Planning Authority.
- 09 The foundation construction of the wheel hereby permitted shall be maintained in accordance with the details submitted to the Council's Technical Services department in February 2019 and with any further details as subsequently agreed in writing with the Council.
- 10 Not later than 3 months before the final cessation of the use hereby permitted, a scheme of work shall be submitted outlining all materials etc to be removed and details of the restoration of the promenade/beach. The approved details shall then be implemented in accordance in a timescale to be agreed in writing with the Local Planning Authority.
- 11 Noise emissions from all plant and machinery associated with the operation of the wheel shall be limited to a level not exceeding 50dB LAeq, 1 hr between 07.00 - 22.00 and 45dB LAeq, 5 mins between 23.00 - 07.00, measured at the boundary of any residential property on Marine Parade. Where extraneous ambient noise precludes direct measurement then measurement shall be taken at a point closer to the wheel and a subsequent calculation be made to determine the noise levels at any residential property on Marine Parade.