

**Minutes of a Meeting of the Worthing Planning Committee
held in by video conference on
24 June 2020**

Councillor Paul High
Councillor Noel Atkins

Councillor Paul Baker
Councillor Jim Deen
Councillor Martin McCabe

Councillor Helen Silman
Councillor Paul Westover
Councillor Steve Wills

** Absent

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

WBC-PC-7-19-20 Substitute Members

There were no Substitute Members.

WBC-PC-8-19-20 Declarations of Interest

Councillor Paul High declared an interest as an elected Member of WSCC.

Councillor Noel Atkins declared an interest as an elected Member of WSCC and in relation to item 6.1 as Ward Councillor.

Councillor Helen Silman declared an interest in item 6.1 as she resided in High Salvington, had visited the site, spoken to a resident, but came to the meeting with an open mind.

Councillor Jim Deen declared an interest in item 6.2 as a Ward Councillor and had requested the application be considered by the Committee. The Councillor advised he had spoken to the applicant, and given advice on planning procedure, but had not predetermined the matter.

WBC-PC-9-19-20 Public Question Time

The Chairman advised that there were no pre-submitted questions from members of the public about any matter for which the Council had a responsibility or which affected the Borough.

The Council's procedure rules require advance notification of all public questions where a committee meeting is being held remotely.

WBC-PC-10-19-20 Confirmation of Minutes

RESOLVED, that the minutes of the Planning Committee meeting held on 27 May 2020 be confirmed as a correct record and that they be signed by the Chairman.

WBC-PC-11-19-20 Items Raised Under Urgency Provisions

There were no items raised under urgency provisions.

WBC-PC-12-19-20 Planning Applications

The planning applications were considered, see attached appendix.

Appendix - 24/06/2020 Planning Applications

WBC-PC-13-19-20 Interim Position Statement on Climate/Sustainability

The Head of Planning and Development introduced the report. In advance of the Local Plan, the proposal was to adopt an interim checklist to assist Officers to negotiate with applicants and encourage more exacting environmental standards secured through building regulations. However, the Officer stated there had been a delay in bringing forward new Building Control regulations that would encourage these standards.

The Officer stated the emphasis was on major developments however, they were keen to introduce the requirement, particularly for new builds, to meet the minimum co2 reductions being proposed.

The Committee Members were advised that the Head of Planning and Development and the Senior Planning Officer would answer any queries on the report.

The majority of Members were largely in support of the report. During debate, a Member queried what difference Members would see as part of the information they received sitting on the Planning Committee. The Officer stated it was necessary to have sustainability as a standard heading in committee reports but he was aware specific policies were needed to support what applicants were required to do. He advised the more compelling policies would come through the Local Plan as they would be tested at examination.

As the report author, the Senior Planning Officer, clarified some points for Members and was thanked for her comprehensive report.

Another Member referred to page 31 of the Interim Checklist and requested the first sentence be amended to refer to excluding householder applications (to clarify that it only related to householder development). It was also agreed that the major development requirements should be separated for all new build housing.

A vote was taken by roll call. The proposal put forward was to support the need for an interim checklist pending the emerging Worthing Local Plan and the vote was as follows:

For: Councillors Atkins, Baker, Deen, High, Silman, Westover and Wills

Against: Councilor McCabe

Abstentions: 0

Decision

The Committee Members agreed the recommendation to support the need for an interim checklist pending the emerging Worthing Local Plan. It was suggested that this should be

amended to refer to excluding householder applications (to clarify that it only related to householder development) and that the major development requirements should be separated for all new build housing.

WBC-PC-14-19-20 Section 106 Monitoring Fee

The Head of Planning and Development briefly outlined the report and advised a change in the Officer's recommendation.

A vote was taken by roll call. The proposal put forward was to approve the introduction of a Section 106 monitoring fee and the vote was as follows:

For: Councillors Atkins, Baker, Deen, High, McCabe, Silman, Westover and Wills

Against: 0

Abstentions: 0

Decision

The Committee Members agreed the Executive Member for Regeneration APPROVE the introduction of a Section 106 monitoring fee.

The Chairman declared the meeting closed at 8.44 pm, having commenced at 6.30 pm

Chairman